



High Street
Gosport, PO12 1DS

TWO BEDROOM HOUSE CLOSE TO TOWN CENTRE

Asking Price Of
£130,000

Property Features

- Prime Town Centre Location
- Excellent Ferry & Transport Connections
- Stylish Open-Plan Living Space
- Well-Presented Two-Bedroom Home
- An Ideal Purchase for First-Time Buyers
- Contemporary First-Floor Shower Room
- Unique Ground-Floor Steam Room
- Offered with No Onward Chain
- Excellent Investment Opportunity
- Early Viewing Strongly Advised

OVERVIEW

Ideally situated just moments from Gosport High Street, this property enjoys a highly convenient location with a wide range of amenities close at hand. The High Street offers an excellent selection of shops, supermarkets, cafés, restaurants and everyday services, making it easy to enjoy everything the town centre has to offer.

For commuters and those looking to explore the surrounding area, the property benefits from excellent transport links. Regular bus services operate nearby, while the Gosport Ferry provides a quick and convenient crossing to Portsmouth Harbour, connecting directly to mainline rail services. From the ferry terminal, the popular waterfront destination of Gunwharf Quays is within easy walking distance, offering a fantastic choice of designer outlet shopping, restaurants, bars, leisure facilities and entertainment.

Combining town-centre convenience with excellent connectivity, this location is well suited to first-time buyers, professionals and investors alike.

ROOM MEASUREMENTS

HALLWAY 4' 11" x 4' 10" (1.5m x 1.47m)

STEAM ROOM

LIVING/KITCHEN/DINING ROOM 13' 10" x 12' 0"
(4.22m x 3.66m)

LANDING 6' 3" x 3' 11" (1.91m x 1.19m)

MAIN BEDROOM 10' 2" x 8' 3" (3.1m x 2.51m)

BEDROOM TWO 8' 9" x 8' 0" (2.67m x 2.44m)

SHOWER ROOM 7' 7" x 3' 7" (2.31m x 1.09m)



PROPERTY DESCRIPTION

Located in the heart of the town centre, this well-presented two-bedroom home offers an excellent opportunity for both first-time buyers and investors alike.

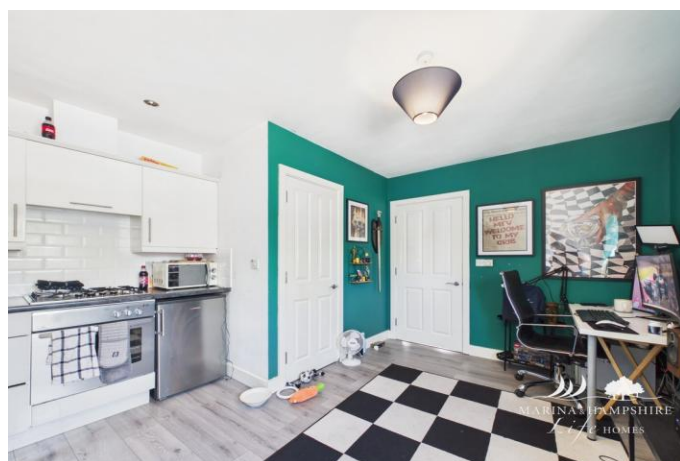
The ground floor features a spacious open-plan layout, with the kitchen, lounge and dining area flowing together to create a bright and welcoming living space that's perfect for everyday living and entertaining. A fitted steam room adds an unusual and appealing feature rarely found in similar properties.

Upstairs, there are two good-sized bedrooms and a modern shower room, with the property benefiting from a contemporary finish throughout. Ready to move into, it offers a comfortable and low-maintenance home for owner-occupiers, while also presenting a strong rental opportunity for investors.

Ideally situated close to local shops, amenities and transport links, with easy access to Gunwharf Quays and the surrounding waterfront, this property combines convenience with modern living. Whether you're taking your first step onto the property ladder or looking to expand your investment portfolio, this is a property well worth viewing.

MATERIAL INFORMATION

- Price (£) - £130,000
 - Tenure – Leasehold
 - Service Charge - Annually £535.62 Ground Rent- Annually £300.00
 - Length of lease (years remaining) - 107
 - Council tax band (England, Wales and Scotland) - Band A Gosport Council
 - 100% of the ownership of the property being sold
 - Mains Water Supply
 - Mains Electricity
 - Heating - Gas Central Heating
 - Broadband - Fibre available
 - Parking- Car Park Opposite- Permit Parking
 - Construction- Brick and block
 - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
 - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Stamp Duty Land Tax
Land Registration Fees

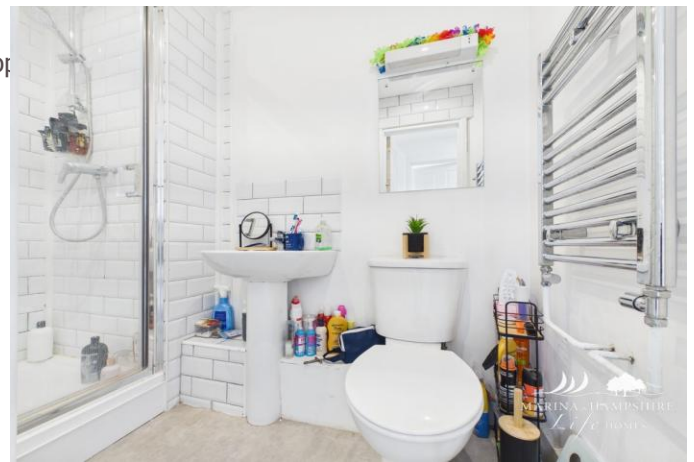


Solicitors Fees and Disbursements

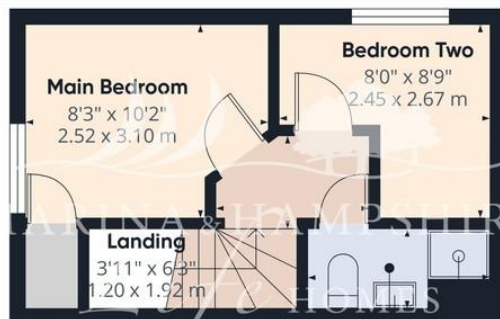
We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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