

93/95 Stoke Road, Gosport,  
Hampshire, PO12 1LR

£370,000



Two Ground Floor Shops Currently  
Connected

Garage & Carport

Ideal Investment Opportunity

Two Separate First Floor One Bedroom  
Flats

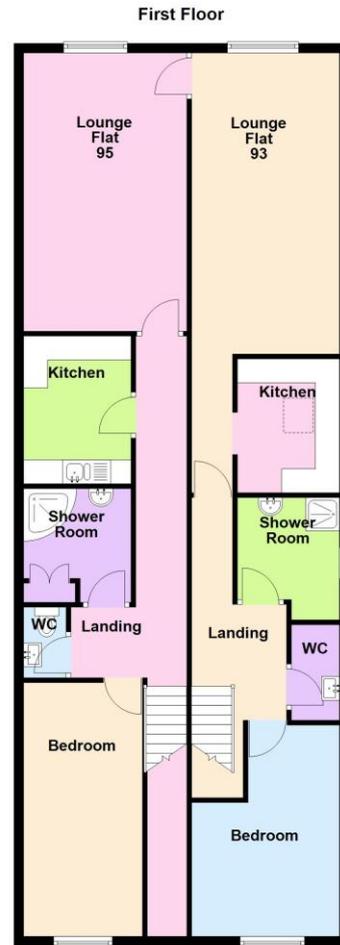
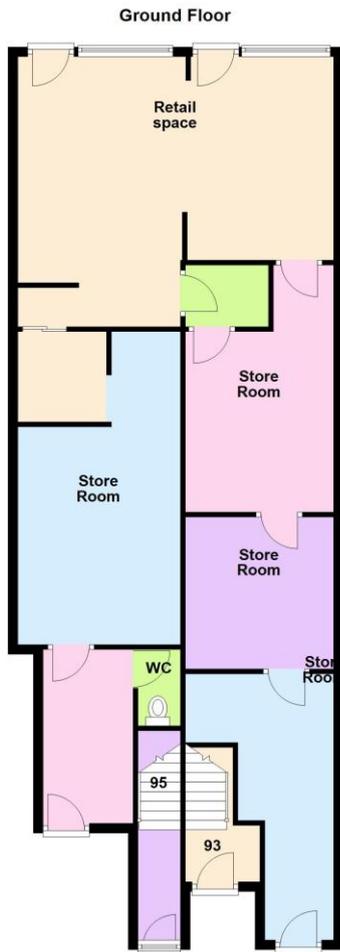
Central Stoke Road Position

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
 WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
 AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

## FLAT 93

Entrance Porch

Tiled floor.

Entrance Hall

PVCu double glazed door, laminate flooring, stairs to first floor.

Upper Landing

Electric heater.

Lounge

20'7" (6.27m) x 10'0" (3.05m) Aluminium window, electric heater, laminate flooring, raised dining area.

Kitchen

9'4" (2.84m) x 6'11" (2.11m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, electric cooker and hob, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, skylight window.

Bedroom

13'11" (4.24m) x 10'10" (3.3m) narrowing to 6'10" (2.08m), PVCu double glazed window, laminate flooring.

Shower Room

8'4" (2.54m) Max x 7'2" (2.18m) Shower cubicle, pedestal hand basin, PVCu double glazed window, Ariston water heater, tiled splashbacks.

Separate W.C

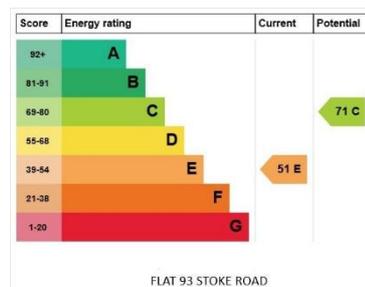
Low level W.C., hand basin, 1/2 tiled walls, extractor fan, laminate flooring.

Council Tax

Band A.

Services

We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.



## FLAT 95

Entrance Hall

PVCu double glazed door, laminate flooring, stairs to first floor.

Upper Landing

Electric panel heater, laminate flooring.

Lounge

19'1" (5.82m) x 11'6" (3.51m) PVCu double glazed window, electric panel heater, laminate flooring, coved ceiling.

Kitchen

9'10" (3m) x 7'3" (2.21m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, electric cooker point, space for fridge and freezer, plumbing for dishwasher, shelved cupboard, ceramic tiled floor, tiled splashbacks.

Bedroom

15'10" (4.83m) Max x 8'9" (2.67m) narrowing to 5'10" (1.78m), PVCu double glazed window, electric panel heater, built in wardrobe and bedside unit.

Bathroom

6'5" (1.96m) x 6'4" (1.93m) Shower cubicle, vanity hand basin, cupboard with plumbing for washing machine, tiled splashbacks.

Separate W.C.

Low level W.C., hand basin.

Council Tax

Band A.

Services

We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.



## GROUND FLOOR SHOPS 93/95 STOKE ROAD

Retail Area

21'6" (6.55m) x 13'9" (4.19m) 2 display windows, 2 front doors.

Rear Lobby

Small Office Area

5'7" (1.7m) x 4'0" (1.22m)

Store Room

10'1" (3.07m) x 12'5" (3.78m) widening to 16'11" (5.16m).

Store Room

9'6" (2.9m) x 10'5" (3.18m)

Rear Store Room

18'3" (5.56m) x 4'8" (1.42m) widening to 9'7" (2.92m) going underneath the stairs recess.

Workshop

21'6" (6.55m) x 9'5" (2.87m)

Rear Lobby

11'4" (3.45m) x 5'5" (1.65m)

W.C. Off

Door to:

Bin Area

Quarry tiled floor, wrought iron gate.

## OUTSIDE

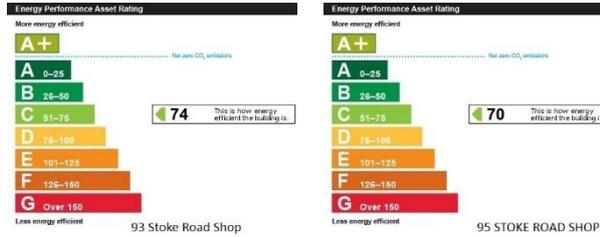
Courtyard area, single garage, carport access via Jamaica Place.

Services

We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.

Tenure

Property Information



Freehold.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>

### Appointment

Date:

Time:

Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.