

Situated in one of Alverstoke's premier roads is this substantial five bedroom detached residence which enjoys a large plot. The property benefits from two reception rooms, kitchen/breakfast room and five first floor bedrooms. Stokes Bay seafront and Alverstoke Village are close by.

The Accommodation Comprises

Glazed front door to:

Entrance Hall

Stairs to first floor, wood flooring, under stairs storage cupboard.

Cloakroom

Obscured double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, radiator.

Dining Room 17' 0" into bay x 13' 4" maximum (5.18m x 4.06m)

Double glazed bay window to front elevation, gas fireplace, storage and book shelving to alcove, radiator, picture rail, cove ceiling.

Lounge 19' 11" x 14' 5" (6.07m x 4.39m) maximum measurements

Coved ceiling, two double glazed windows to front and side elevations, open fireplace with stone surround and wooden mantle, two radiators, wood flooring, double doors to:

Conservatory 20' 8" x 13' 10" (6.29m x 4.21m) maximum measurements

Windows and double doors to rear garden.

Kitchen/Breakfast Room 21' 0" x 13' 2" (6.40m x 4.01m) maximum measurements

Coved ceiling, inset spotlighting, double glazed window to side elevation, double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, space for table and chairs, double bowl sink and drainer stainless steel unit with mixer tap, space for oven with extractor hood over, integrated fridge/freezer, radiator, door to:

Utility Room

Double glazed window and door to rear garden, radiator, base cupboard units with work surface over, space fridge/freezer, recess and plumbing for washing machine, wall mounted boiler, tiled flooring.

W.C.

Close coupled WC, wash hand basin, obscured double glazed window to side elevation, tile flooring.

Landing

Access to loft space with pull down ladder, double glazed window to side elevation, radiator, airing cupboard.

W.C

Close coupled WC, wash hand basin, obscured window to side elevation.

Bedroom One 18' 5" into bay x 13' 3" maximum (5.61m x 4.04m)

Double glazed bay window to front elevation, radiator, laminate flooring, coved ceiling.

Bedroom Two 13' 5" x 13' 0" (4.09m x 3.96m) maximum measurements

Coved ceiling, double glazed window to rear elevation, radiator, door to:

En Suite

Close coupled WC, pedestal wash hand basin, double shower cubicle with electric shower, inset spotlighting, ladder style radiator, tiled flooring, extractor fan.

Bedroom Three 14' 11" x 11' 9" (4.54m x 3.58m) maximum measurements

Double glazed windows to front and side elevations, coved ceiling, built-in wardrobes, drawer units and dressing table, pedestal wash hand basin.

Bedroom Four 11' 1" x 8' 0" (3.38m x 2.44m) maximum measurements

Double glazed window to rear elevation, radiator, corner wash hand basin.

Bedroom Five 9' 8" x 8' 1" (2.94m x 2.46m) maximum measurements

Double glazed window to rear elevation, radiator, wash hand basin.

Wet Room

Pedestal wash hand basin, ladder style radiator, obscured double glazed window to side elevation, shower with additional rainfall and further hand held shower head, floor drainage, tiled flooring, extractor fan.

Outside

The extensive rear garden is primarily laid to lawn with mature shrubs and trees, summer house with power and light connected, patio area, access to garage. To the front of the property there is a further garden which is laid to lawn and enclosed by mature hedging and shrubs, pathway leading to front door, long driveway leading to carport & garage.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains supply

Sewerage: Mains sewerage

Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: G



Western Way, Alverstoke, Gosport, PO12

Approximate Area = 2249 sq ft / 208.9 sq m (excludes carport & garage)

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 2282 sq ft / 211.9 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©inchcom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1250902

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£725,000

Western Way, Alverstoke, Gosport, PO12 2NF

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk