

OFFERS IN EXCESS OF

£135,000

80 Prideaux-brune Avenue

Bridgemary, Gosport, Hampshire, PO13 0UE

Situated in a convenient and popular area of Gosport, this spacious and well-presented one-bedroom property offers comfortable, low-maintenance living and would make an ideal first-time purchase, investment or downsizing opportunity. The accommodation is well laid out throughout and features a separate fitted kitchen with plenty of worktop and storage space, a generously sized living area, good-sized bedroom and fitted bathroom. Further benefits include double glazing, gas central heating and ample storage, making excellent use of the available space. The property also benefits from low service charges and ground rent, helping to keep ongoing costs to a minimum, together with Council Tax Band A. Externally, there is the added advantage of a useful shed/outbuilding, ideal for additional storage or hobbies. Conveniently located for local amenities, transport links and coastal walks, the property is offered for sale with **no onward chain**, making it an excellent opportunity for buyers seeking an affordable home in Gosport. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing, phone lines open until 8PM.





Lounge 14' 1" x 11' 8" (4.29m x 3.56m)

Kitchen 11' 8" x 7' 4" (3.56m x 2.24m)

Shower Room

Bedroom 11' x 10' 3" (3.35m x 3.12m)

Outside

There is a communal garden and the property has a shed and washing line.

Service Charge £75.05 pcm

Ground Rent £22.40 pcm

Lease 100 years



GROUND FLOOR



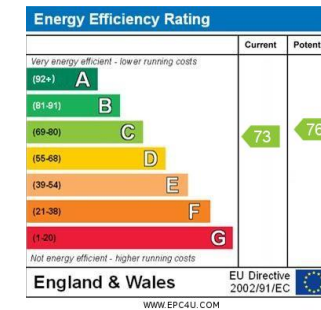
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagage 11/2018

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk