

£255,000
25 Cray House

Stoke Road, Gosport, PO12 1EJ

PROPERTY SUMMARY

Occupying a highly desirable penthouse position, this impressive apartment offers a wonderful combination of generous living space, excellent outside accommodation and breath-taking views across to the Isle of Wight. The spacious lounge is an inviting and versatile reception room, while the fitted kitchen provides a practical and well-appointed space. The principal bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat. A further double bedroom provides excellent additional accommodation, complemented by a family bathroom, completing the internal offering.

Externally, the property continues to impress with two balconies, both making the most of the elevated position, providing the perfect spaces to sit back, relax and enjoy the stunning far-reaching outlook. The apartment also benefits from allocated parking within an undercover car park, together with the valuable addition of a private garage, providing secure parking and useful storage.

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COMMUNAL ENTRANCE HALL

LIFT

ENTRANCE HALL

LOUNGE 18' 6" x 155' 10" (5.66m x 47.5m)

KITCHEN 15' 7" x 7' 4" (4.75m x 2.24m)

BEDROOM ONE 18' 4" x 16' 4" (5.61m x 4.98m)

BEDROOM TWO 17' 5" x 8' 5" (5.33m x 2.57m)

BATHROOM

OUTSIDE

BALCONY 10' 4" x 9' 1" (3.15m x 2.77m) Off Of Lounge

BALCONY 11' 5" x 9' 10" (3.48m x 3.02m) Off of Master Bedroom

ALLOCATED PARKING Undercover parking in secure gated car park.

GARAGE

TENURE

Leasehold

Length of Lease, 125 years from January 1st 2000

Service Charge £2256 PA with £300 reserve fund payable; total PA £2556

Owners are members of the freehold no ground rent to pay.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
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