



GUIDE PRICE
£245,000 - £260,000
Sanderling Lodge, Rope Quays
Gosport, PO12 1EN

PROPERTY SUMMARY

*** Guide Price £245,000 - £260,000 *** Wake up to calming water views in this beautifully presented 2-bedroom first-floor flat—perfect for professionals, couples, or small families seeking both comfort and a scenic setting.

Offered to the market with no onward chain this bright and airy home offers a spacious living area filled with natural light and stunning views across the harbour—ideal for relaxing evenings or entertaining guests. The well-proportioned kitchen provides ample storage and workspace, while both bedrooms are generously sized, offering flexibility for a home office or guest room.

Set on the first floor, the property combines privacy with easy access, and its peaceful surroundings create a true retreat. Conveniently located close to local amenities and transport links, this flat offers the best of both lifestyle and practicality.



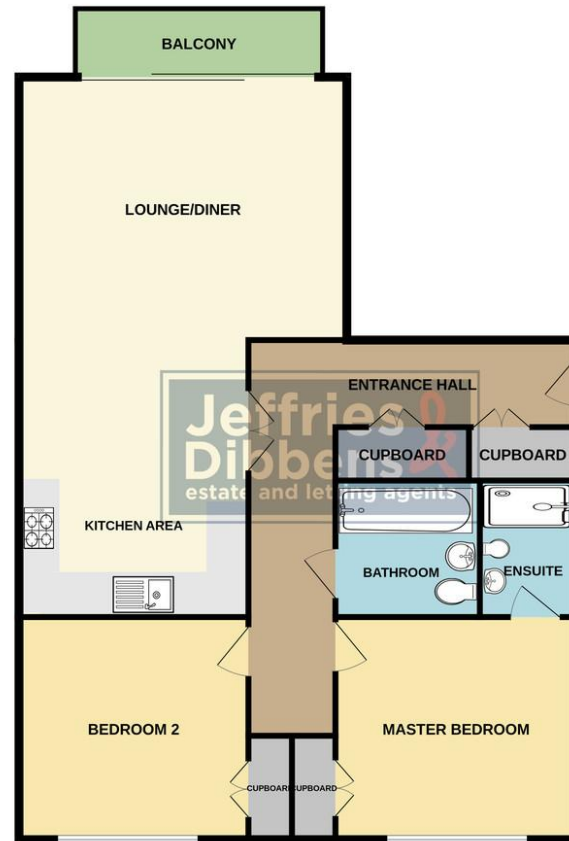


ENTRANCE HALL
OPEN PLAN LIVING AREA WITH KITCHEN 26' 8" x 14' 2" (8.13m x 4.32m)
MAX
BEDROOM ONE 11' 8" x 11' 7" (3.56m x 3.53m)
ENSUITE
BEDROOM TWO 11' x 10' 2" (3.35m x 3.1m)
BATHROOM
BALCONY

AGENTS NOTE 104 Years remaining on the lease
Ground rent - £187.00 pa
Service Charge - £3253.00 pa



GROUND FLOOR

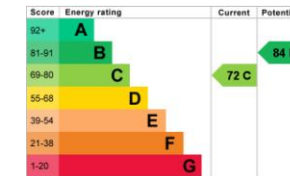


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

**Jeffries
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