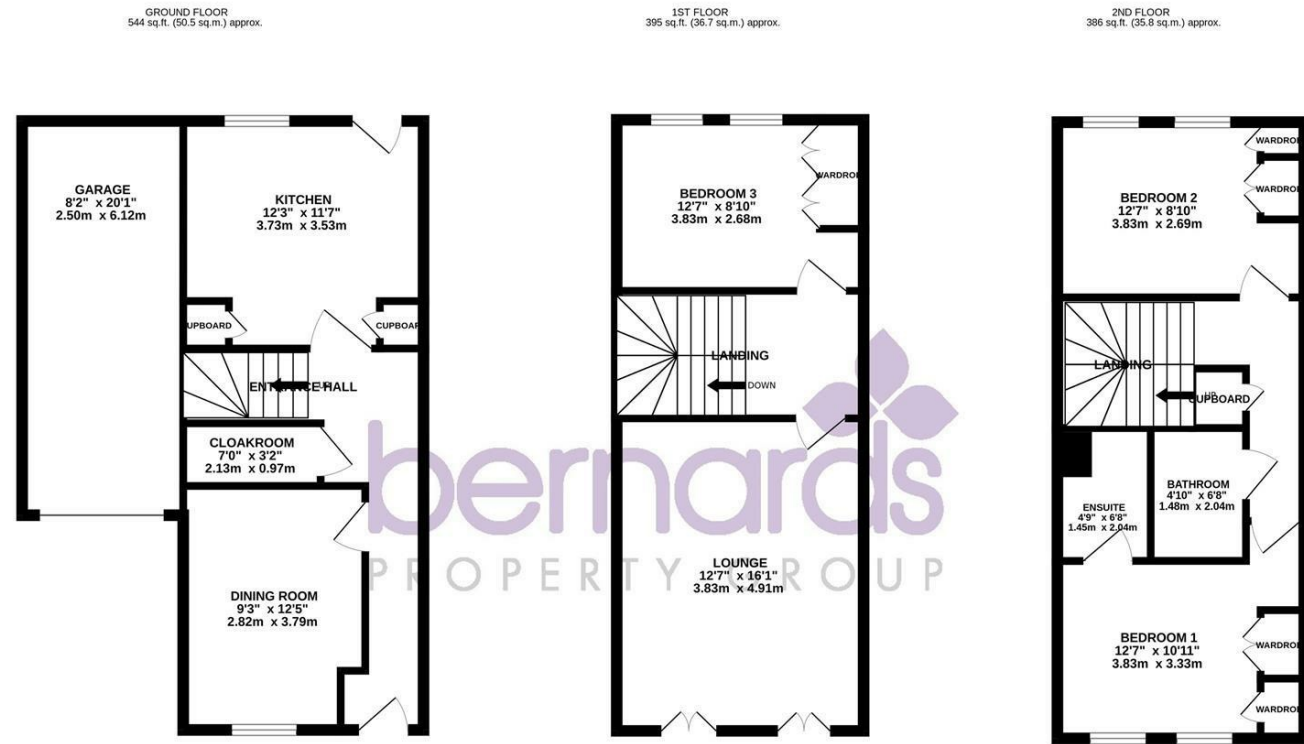


FOR SALE

Offers Over £400,000

Orion Avenue, Gosport PO12 4GL

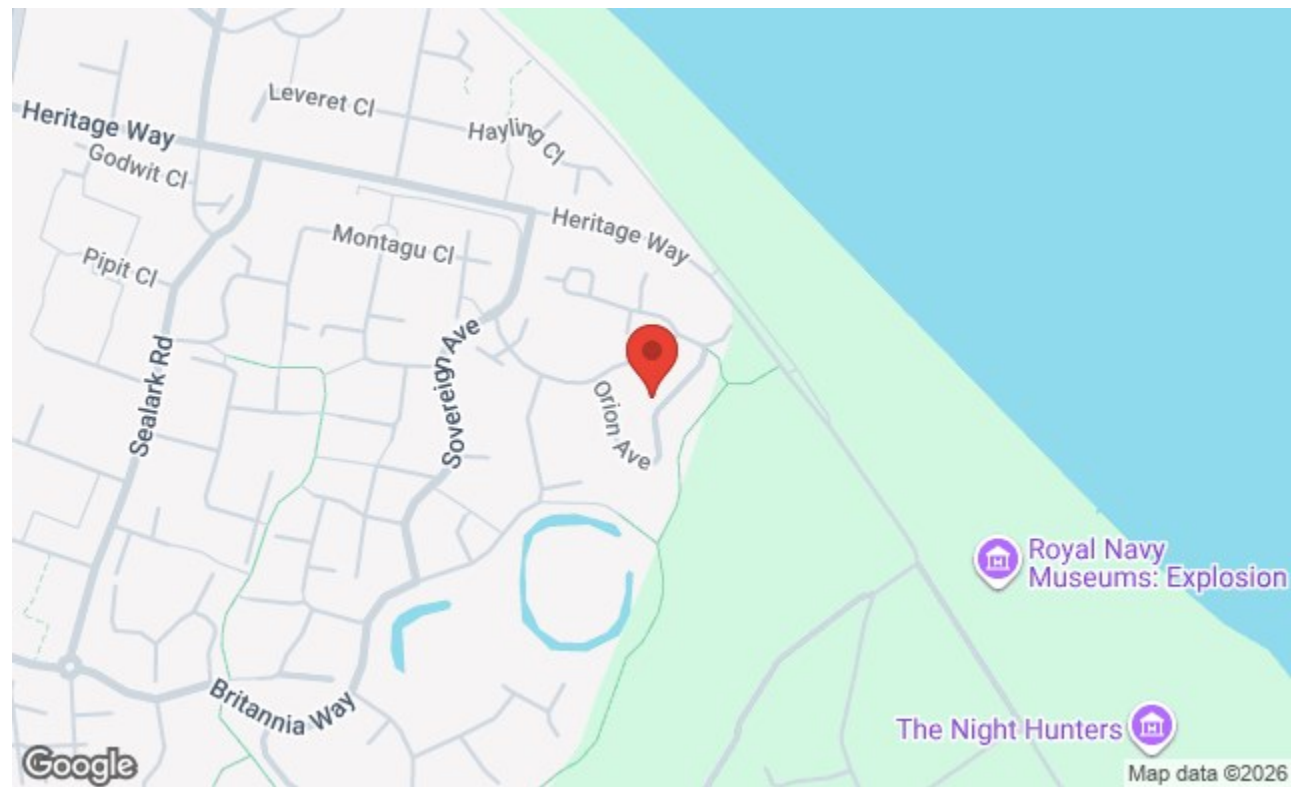
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TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### HIGHLIGHTS

- Three-bedroom townhouse in sought-after waterside location of Priddys Hard
- Spectacular views across Portsmouth Harbour
- Double glazing and gas central heating
- Separate dining room
- Three double bedrooms, all with fitted wardrobes
- Garage with power, lighting, and loft storage
- Private driveway plus additional allocated parking
- Modern fitted kitchen
- Short walk to waterfront, shops, bars, and green spaces

Improved by the current owners and presented in excellent condition, this three-bedroom townhouse enjoys spectacular views across Portsmouth Harbour and towards the iconic Spinnaker Tower. Situated within the highly sought-after waterside development of Priddys Hard, the property is just a short walk from the waterfront, local shops, bars, and nearby open green spaces, making it particularly appealing to dog owners and those who enjoy an active outdoor lifestyle.

The home benefits from double glazing and gas central heating via a combi boiler. The ground floor comprises a modern fitted kitchen with direct access to the rear garden, a separate dining room, and a convenient downstairs WC.

On the first floor, the spacious living room features two Juliette balconies offering stunning harbour views, along with a well-proportioned

double bedroom with fitted wardrobes.

The second floor provides two further double bedrooms, both with fitted wardrobes, including the principal bedroom which benefits from an en suite shower room and attractive sea views. A contemporary family bathroom serves the remaining accommodation.

Externally, the property boasts an enclosed rear garden with patio area, outside tap, power point, side access gate, and access to the garage, which is fitted with lighting, power, and loft storage. To the front, there is a private driveway providing off-road parking, in addition to two further allocated parking spaces.

97 High Street, Gosport, PO12 1DS  
t: 02392 004660



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# PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**  
7'0 x 3'3 (2.13m x 0.99m)
- DINING ROOM**  
12'5 x 9'2 (3.78m x 2.79m)
- KITCHEN/DINER**  
12'4 x 11'7 (3.76m x 3.53m)
- FIRST FLOOR LANDING**
- LOUNGE**  
16'1 x 12'6 (4.90m x 3.81m)
- BEDROOM THREE**  
12'6 x 8'10 (3.81m x 2.69m)
- SECOND FLOOR LANDING**
- BEDROOM ONE**  
12'5 x 9'1 (3.78m x 2.77m)
- EN SUITE**
- BEDROOM THREE**  
12'6 x 8'10 (3.81m x 2.69m)
- BATHROOM**  
6'8 x 4'10 (2.03m x 1.47m)
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- DRIVEWAY**
- GARAGE**
- ADDITIONAL PARKING AREA**
- FREEHOLD / COUNCIL TAX BAND E**

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Energy Efficiency Rating	
Current	Potential
70	77

Very energy efficient - lower running costs  
(82-91) A  
(69-81) B  
(55-68) C  
(39-54) D  
(21-38) E  
(1-20) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales



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