



Goodrich House Huxley Way, Gosport PO12 2FD

welcome to

Goodrich House Huxley Way, Gosport

** Historic Location ** Steeped in Naval and Military Glory ** Unspoilt Grounds and Gardens ** Surrounded by Former Historic Buildings ** Viewing is a Must **

Entrance Hall

Door to access, secure entry system, thermostat controls, three sash windows to front elevation, one further sash window to side elevation, radiator, closet housing heating system.

Lounge/Kitchen/Diner

20' 3" x 16' 7" (6.17m x 5.05m)

Three sash windows to front elevation, three sash windows to side elevation, three sash windows to rear elevation giving views over the Solent, three radiators, space for dining table and chairs, fitted kitchen with matching wall and base units, built in washing machine and dishwasher, stainless steel sink and drainer unit with mixer tap, integrated oven and microwave, hob, cooker-hood, integrated fridge/freezer, extractor.

Bedroom

11' 3" x 8' 7" (3.43m x 2.62m)

Sash window to side elevation, fitted sliding-door mirrored wardrobes, radiator.

Bathroom

11' 3" x 8' 1" (3.43m x 2.46m)

Bath with shower over, wash hand basin with storage beneath, wc, shaver socket, heated towel rail, half-mirrored wall above the sink, tiled walls and flooring.

Parking

Private parking for residents.





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Goodrich House Huxley Way, Gosport

- One Bedroom
- Stylish Bathroom and Kitchen
- Panoramic Sea Views
- No Onward Chain
- Private Parking for Residents

Tenure: Leasehold EPC Rating: C

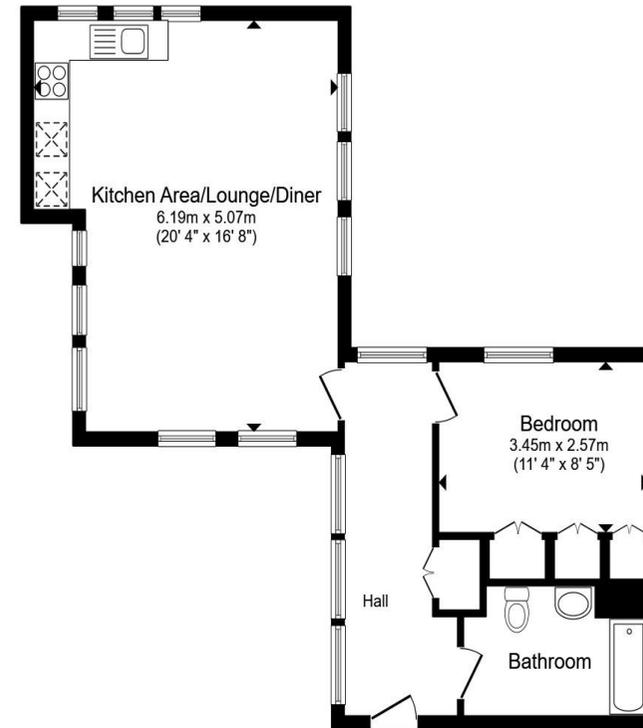
Council Tax Band: B Service Charge: 3850.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000



Floor Plan

Total floor area 55.6 m² (598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
GOS113363 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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