

Fenwicks are pleased to offer for sale this superbly presented and deceptively spacious first-floor apartment, boasting many character features. The property is situated within a short walking distance of Alverstoke village and Stokes Bay seafront.

The Accommodation Comprises:-

The property has its own front door accessed from an enclosed outside area, with stairs leading to the first floor.

Hallway:-

First floor hallway providing access to the accommodation.

Lounge:- 18' 11" x 14' 3" (5.76m x 4.34m) maximum measurements

A characterful living room featuring a bay window with sash windows, two double radiators, picture rail, high ceilings and an open fire set within a surround.

Kitchen/Dining Room:- 14' 3" x 13' 5" (4.34m x 4.09m)

Fitted with a range of modern wall and base units with square-edged worktop surfaces. Features include a gas cooker to remain, one-and-a-half-bowl sink unit, Smeg fridge/ freezer to remain, two sash windows, double radiator and a cupboard housing the gas-fired heating boiler.

Bedroom One:- 13' 7" x 13' 5" (4.14m x 4.09m) maximum measurements

Two sash windows, fitted carpet, double radiator and built in cupboard. A ladder provides access to a loft room.

Loft Area One:- 9' 8" x 7' 5" (2.94m x 2.26m)

Accessed via a ladder from Bedroom One and featuring a skylight window.

Bedroom Two:- 10' 3" x 8' 4" (3.12m x 2.54m)

Single glazed window, radiator, door to walk-in wardrobe. A ladder provides access to a loft room.

Walk-in Wardrobe:- 9' 9" x 3' 11" (2.97m x 1.19m)

A separate walk-in wardrobe accessed from Bedroom Two.

Loft Area Two:- 9' 9" x 7' 3" (2.97m x 2.21m)

Accessed via a ladder from Bedroom Two and featuring a skylight window.

Bathroom:-

Fitted with a panelled bath with tiled surrounds and shower over, wash hand basin, WC, tiled floor with underfloor heating, extractor vent, inset ceiling lighting, single glazed window.

Lease Information:-

The property benefits from a share of the freehold. The vendors currently pay a maintenance charge in the region of £150 per month. The property is offered for sale with no onward chain.

General Information:-

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

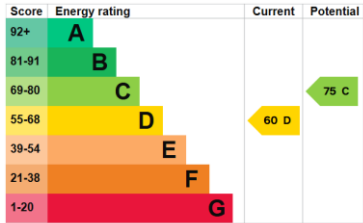
Electric Supply: Mains

Gas Supply: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

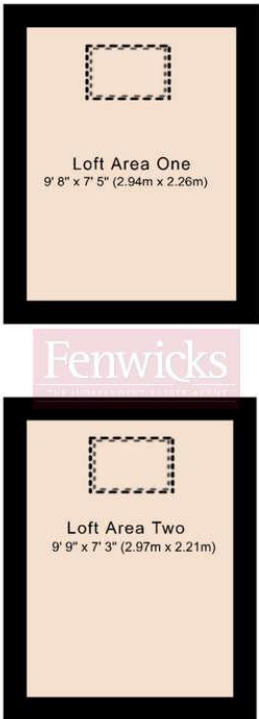
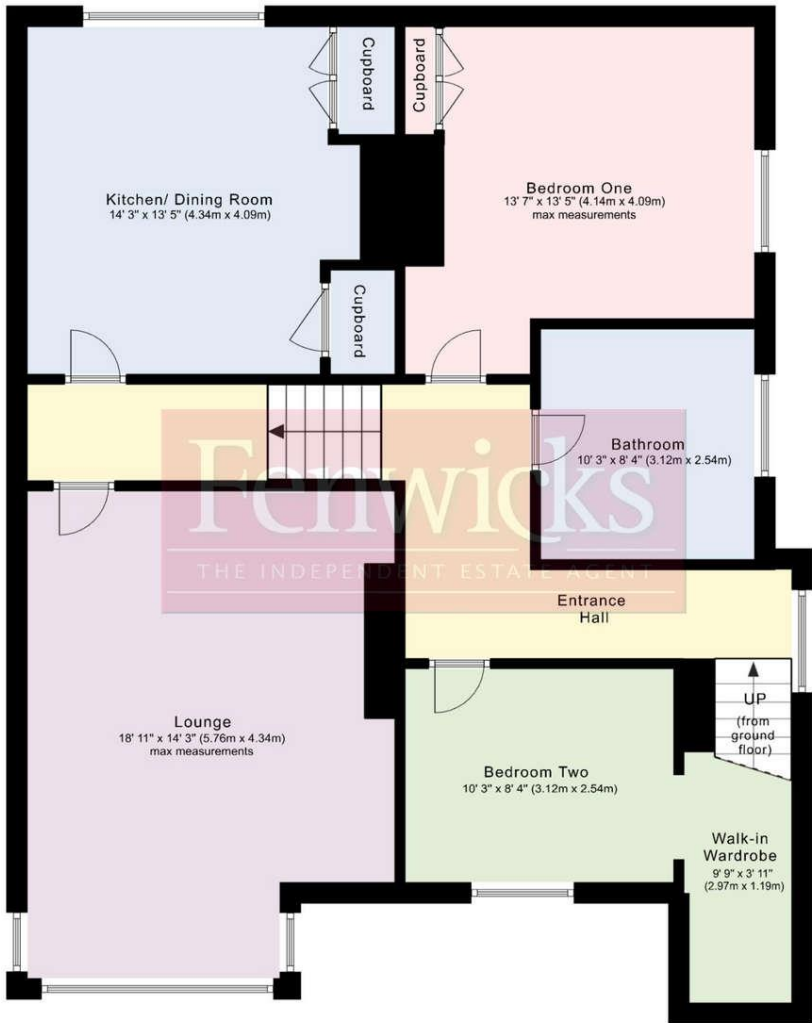
Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Share of Freehold

Council Tax Band: B



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£275,000
Rodney House, Paget Road, Alverstoke, Gosport, PO12 2LN

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT