

Dampier Close, Rowner,  
Gosport, Hampshire, PO13 9SB

£190,000



First Floor Flat

Spacious Accommodation

Modern Kitchen

PVCu Double Glazing

Garden

Two Bedrooms

Lounge

Modern Bathroom With Window

Gas Central Heating

Viewing Recommended

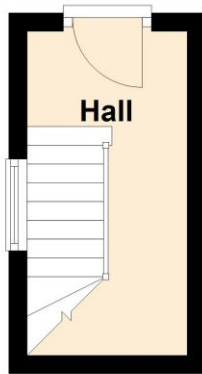
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**Ground Floor**



**First Floor**

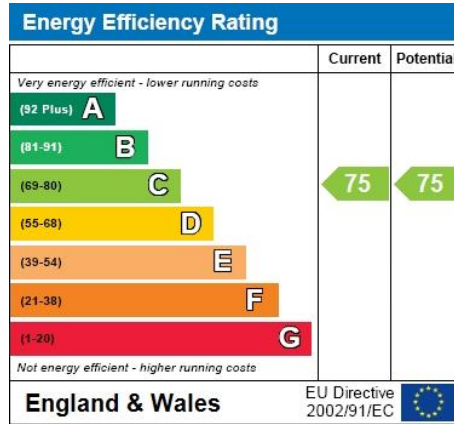


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Entrance Hall	Composite front door with glazed panel, PVCu double glazed window, ceramic tiled floor, radiator, storage area, staircase with oak flooring leading to:
Upper Hallway	Oak door with glazed panel, oak flooring, storage cupboard, access to loft space with gas central heating boiler.
Lounge	15'11" (4.85m) x 10'11" (3.33m) PVCu double glazed window, radiator, oak flooring.
Kitchen	11'0" (3.35m) x 8'8" (2.64m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in double oven and 5 ring gas hob with cooker extractor canopy over, plumbing for washing machine, integrated dishwasher, space for fridge, PVCu double glazed window, ceramic tiled floor.
Bedroom 1	15'6" (4.72m) x 9'1" (2.77m) PVCu double glazed window, radiator, built in double cupboard, oak flooring.
Bedroom 2	10'5" (3.18m) x 10'3" (3.12m) PVCu double glazed window, radiator, built in double wardrobe, oak flooring.
Bathroom	Modern white suite of panelled bath, mixer tap and shower attachment, vanity hand basin, low level W.C. with concealed cistern, PVCu double glazed window, aqua panel splashbacks, chrome heated towel rail, ceramic tiled floor.
OUTSIDE	
Front Garden	With gate leading to:
Rear Garden	2 store cupboards, garden with lawn and borders, rear pedestrian gate.
Agents Note	The neighbour has access over the concrete path to their garden.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 24th June 2001. Current ground rent peppercorn (£0) and maintenance charges £1170 per annum.  These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band A.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate  
available upon request

## Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.