



**Broadsands Walk, Gosport PO12 2TS**

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## **Broadsands Walk, Gosport**

**\*\* Close to Bay House School \*\* Easy Access to the Beach \*\* Great Bus and Road Links \*\* Quiet Pedestrianised Location \*\* Ideal First Time Buy \*\***

### **Entrance Porch**

UPVC door to front access, UPVC double glazed window to front elevation, door to:

### **Lounge**

14' 4" max x 14' 3" max ( 4.37m max x 4.34m max )  
UPVC double glazed window to front elevation, stairs to first floor landing, feature fire surround, two radiators.

### **Kitchen**

14' 4" x 9' 1" ( 4.37m x 2.77m )  
UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, space for washing machine and fridge/freezer, integrated dishwasher, tiled splashbacks, radiator, French style doors to:

### **Conservatory**

13' 2" x 9' 8" ( 4.01m x 2.95m )  
Double glazed roof, UPVC French style doors to rear garden, UPVC double glazed windows to rear garden, radiator.

### **First Floor Landing**

Airing cupboard housing gas boiler, doors to:

### **Bedroom 1**

14' 5" x 10' 6" ( 4.39m x 3.20m )  
UPVC double glazed window to front elevation, in-built cupboard, radiator.

### **Bedroom 2**

10' 5" x 7' 8" ( 3.17m x 2.34m )  
UPVC double glazed window to rear elevation, in-built double wardrobe, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath with shower attachment, wash hand basin in-set into vanity unit, wc, heated towel rail.

### **Outside**

To the front the garden is laid to lawn with a pathway leading to the front door. to the rear the garden is laid to lawn with raised flower beds, decking area, shed and side gate.

### **Garage**

15' 11" x 8' ( 4.85m x 2.44m )  
Located in a near-by block with metal up and over door.





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## Broadsands Walk, Gosport

- Two Bedrooms
- New Fitted Kitchen
- Garage
- Conservatory
- Perfect First Time Buy

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£270,000**



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.focalagent.com](http://www.focalagent.com)

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