



**Sussex Court Vanguard Road, Gosport PO12 4FF**

**welcome to**

## **Sussex Court Vanguard Road, Gosport**

\*\* Sea and Harbour Views \*\* Balcony \*\* Ideal for First Time Buyers and Downsizers \*\* Great Location \*\* Close to Shops \*\* Great for Outdoor People \*\*

### **Entrance Hall**

Door to access, security entry system phone, radiator.

Bath, wash hand basin, wc, fan heater, shaver socket, tiled surrounds.

### **Lounge**

20' 10" max x 12' 3" max ( 6.35m max x 3.73m max )  
UPVC double glazed door to balcony with panoramic views over the harbour and Portsdown Hill, UPVC double glazed window with panoramic views, UPVC double glazed window to rear elevation, feature fire surround, radiator.

### **Balcony**

Enclosed by metal railings with far reaching views.

### **Kitchen**

11' 2" max x 8' 4" max ( 3.40m max x 2.54m max )  
UPVC double glazed window to rear elevation, matching wall and base units, integrated oven, hob, cooker hood, one and a half bowl sink and drainer unit, space for fridge/freezer, washing machine and dishwasher.

### **Bedroom 1**

13' 3" max x 11' 8" max ( 4.04m max x 3.56m max )  
UPVC double glazed window to front elevation with views over the harbour, radiator, door to:

### **En-Suite**

UPVC double glazed window to front elevation, shower cubicle, wash hand basin, wc, electric fan heater, tiled surrounds.

### **Bedroom 2**

10' 4" x 10' 4" ( 3.15m x 3.15m )  
UPVC double glazed window to front elevation with harbour views, electric heater.

### **Bathroom**





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## Sussex Court Vanguard Road, Gosport

- Two bedrooms
- Ensuite
- Balcony with Panoramic Views
- Fitted Kitchen
- Allocated Parking

Tenure: Leasehold EPC Rating: C

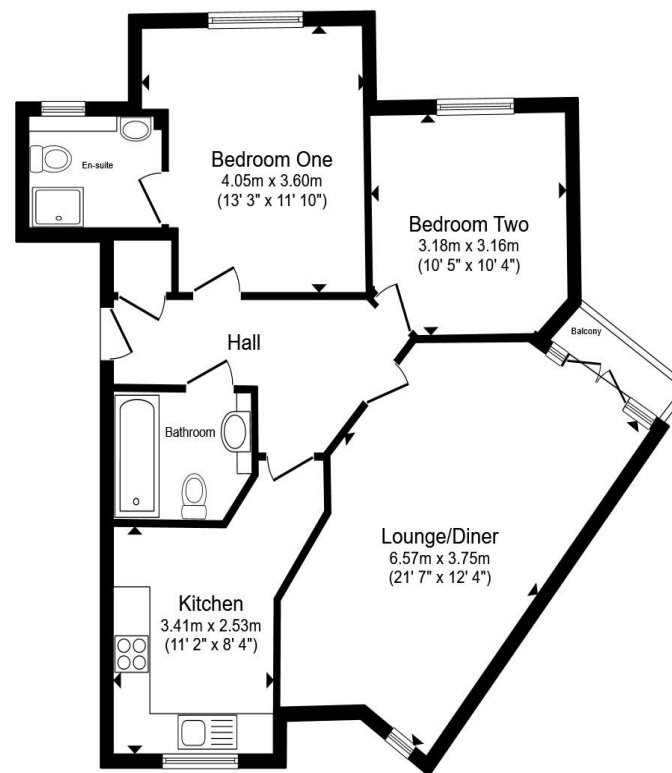
Council Tax Band: D Service Charge: 1548.00

Ground Rent: 201.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£230,000**



Total floor area 74.6 m<sup>2</sup> (803 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](http://www.propertybox.io)



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Property Ref:  
GOS113544 - 0002

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