
Jeffries & Dibbens
estate and letting agents
OFFERS IN REGION OF
£500,000
The Ordnance Yard
Gosport, PO12 4FS

PROPERTY SUMMARY

A stunning architect-designed waterfront home set within the exclusive gated Ordnance Yard development. Enjoying panoramic views across Forton Lake towards Royal Clarence Marina, the Historic Dockyard and Spinnaker Tower, this exceptional four-bedroom property offers beautifully designed contemporary accommodation over three floors. Highlights include a spectacular open-plan kitchen, dining and living space opening onto a private terrace, stylish interiors throughout, and a truly unique setting surrounded by historic ramparts and the peaceful Priddy's Hard Nature Reserve. A rare opportunity to acquire one of Gosport's finest waterside homes.

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COMPOSITE FRONT DOOR

ENTRANCE HALL

CLOAKROOM 5' 10" x 8' 2" (1.78m x 2.50m)

BEDROOM FOUR/STUDY/BOOT ROOM 10' 2" x 6' 10" (3.10m x 2.10m)

STAIRS TO FIRST FLOOR

KITCHEN/LOUNGE/DINER

KITCHEN AREA 13' 8" x 10' 4" (4.17m x 3.16m)

LOUNGE/DINER 23' 1" x 11' 0" (7.04m x 3.36m)

TERRACE 23' 4" (7.13m)

UTILITY ROOM 12' 3" x 5' 10" (3.74m x 1.79m)

STAIRS TO SECOND FLOOR

BEDROOM ONE 11' 2" x 10' 4" (3.41m x 3.17m)

EN-SUITE 7' 0" x 5' 8" (2.15m x 1.74m)

BEDROOM TWO 13' 1" x 9' 10" (4.01m x 3.02m)

BEDROOM THREE 10' 4" x 10' 3" (3.16m x 3.14m)

BATHROOM 12' 3" x 5' 11" (3.74m x 1.81m)



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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