

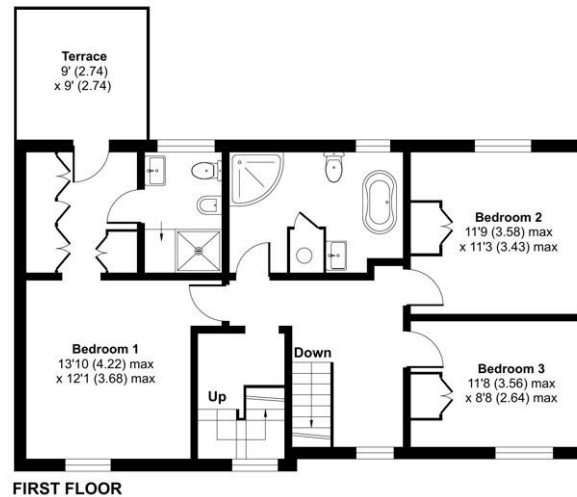
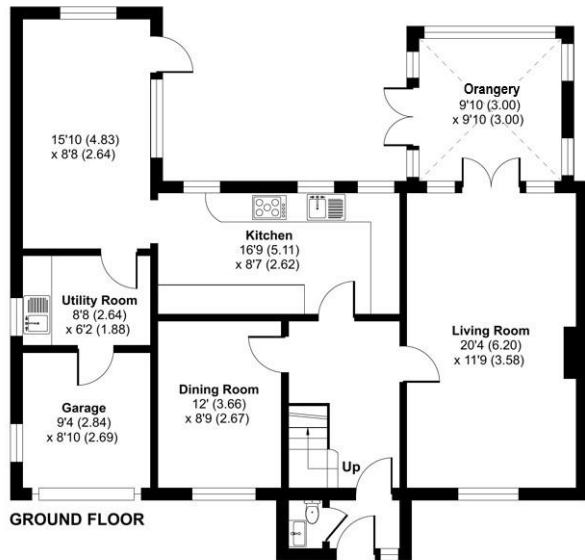
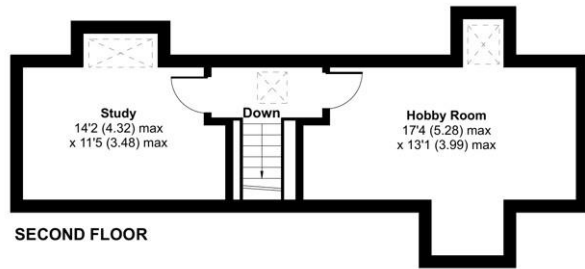




ACCOMMODATION

A wonderful opportunity to purchase a well-proportioned family home, placed within a stone's throw to the sea. Entered via a porch, with handy WC, this impressive property opens into a bright and welcoming entrance hall. A dual aspect sitting room spans the length of the property, and opens out to a stunning orangery, the perfect space to relax. The L-shaped Kitchen/breakfast room is a bright and open space, which has been re-fitted offering high-quality modern amenities, with the breakfast area providing access to the rear garden. The kitchen is complemented by a separate utility with access through to a storage area. Formally the garage, this useful storage area still retains a garage door for easy access from the front. A separate formal dining room completes the ground floor accommodation. The first floor comprises three double bedrooms, two of which benefit from built in wardrobes and are serviced by the modern family bathroom with four-piece suite. The principal bedroom boasts a separate dressing area and a roof terrace, perfectly placed to enjoy the outlook. Upon the top floor you will find two further versatile loft rooms both of which still retain separate loft storage. These provide the perfect space for a home office, playroom, craft room or gym. Externally there is a low maintenance courtyard garden, with a raised planting bed along the rear wall. Positioned at the end of a cul-de-sac this property enjoys a private feel.

Approximate Area = 2109 sq ft / 195.9 sq m
 Garage = 82 sq ft / 7.6 sq m
 Total = 2191 sq ft / 203.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1101784



SITUATION

The village of Alverstoke is a charming residential area located in Gosport, a coastal town on the southern coast of England, United Kingdom. Nestled between the shores of the Solent and historic Portsmouth Harbour, Alverstoke boasts a picturesque setting with a blend of Victorian and Edwardian architecture. The area is known for its leafy streets, well-maintained parks, and a relaxed, suburban atmosphere. Nearby the town of Gosport is a thriving Hampshire town to the south of Fareham, roughly 4 miles west of Portsmouth and about 11 miles from Southampton, with a population of approximately 85,000. The pedestrianised high street is located less than half a mile from Gosport ferry terminal, which offers a frequent service into central Portsmouth and the popular Gunwharf Quays shopping centre with a variety of restaurants, bars and entertainment.



SPECIFICATION

- Cul-De-Sac
- Detached Home
- Three Bedrooms
- Two Loft Rooms
- Sitting room & orangery
- Kitchen/breakfast Room
- Utility room
- En-suite, dressing area and roof terrace to principal bedroom

LOCAL AUTHORITY

Gosport Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold