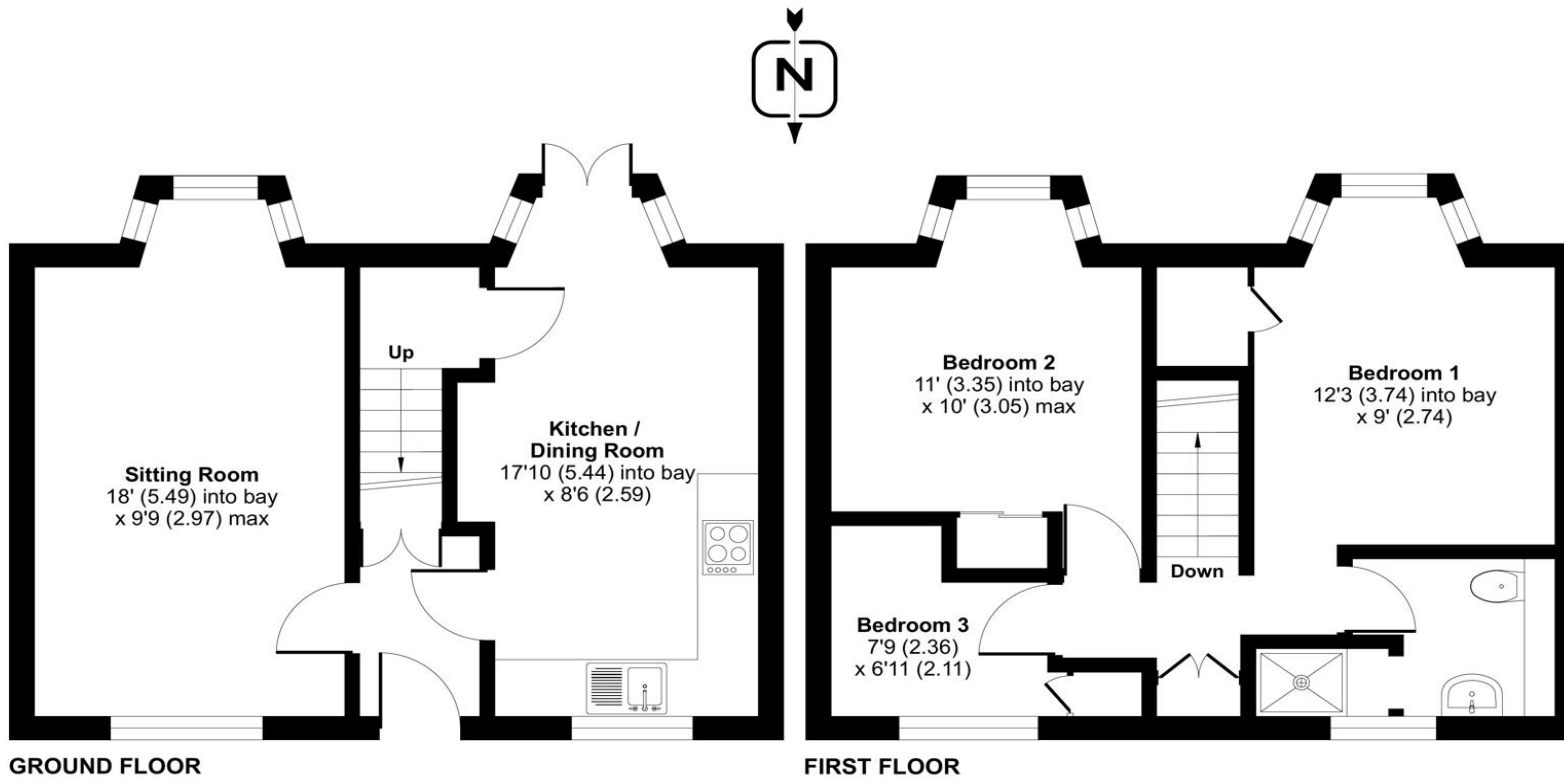


## ACCOMMODATION

Nestled within a conservation area in a charming part of Alverstoke, this delightful semi-detached house is conveniently close to Stokes Bay seafront and Alverstoke village. It features a solid wood front door leading to an entrance hall with storage space. To the left, there is a double-aspect sitting room with a bay window overlooking the garden. On the right, the double-aspect kitchen/dining room boasts fitted base and eye-level units, an integrated oven and hob, space and plumbing for a dishwasher and washing machine, tiled flooring, and French doors opening out to the garden. This home has the opportunity to add a ground floor W.C into the home under the stairs (STPP). A split staircase leads to the first floor, where the landing provides access to three bedrooms, all with fitted wardrobes. The accommodation is completed by a shower room with a walk-in double shower. Outside, the rear garden is enclosed and beautifully landscaped with a lawn, patio area, and surrounded by established shrubs. The property is offered for sale with no forward chain.

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>67</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Charters Estate Agents Limited. REF: 1136536



## 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**

- 3 Bedroom family home
- Family bathroom
- Enclosed rear garden
- Close to the seafront
- Sought after location
- No onward chain

**LOCAL AUTHORITY**

Gosport Borough Council  
Council Tax Band C

**OFFERS IEO £360,000**

**TENURE**

Freehold