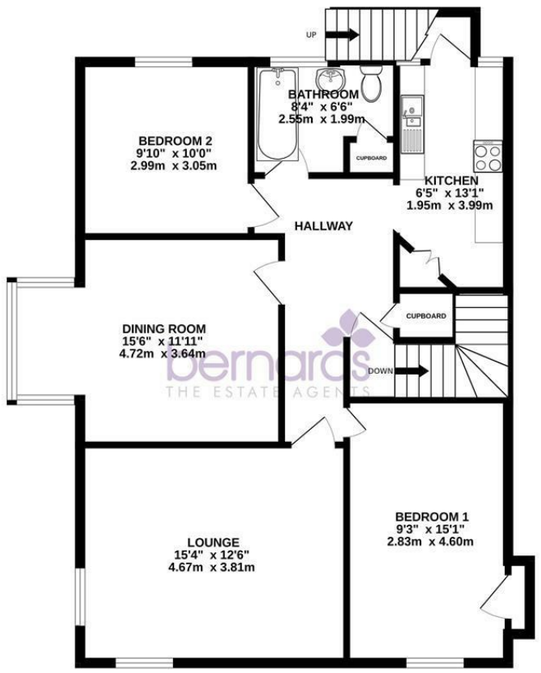
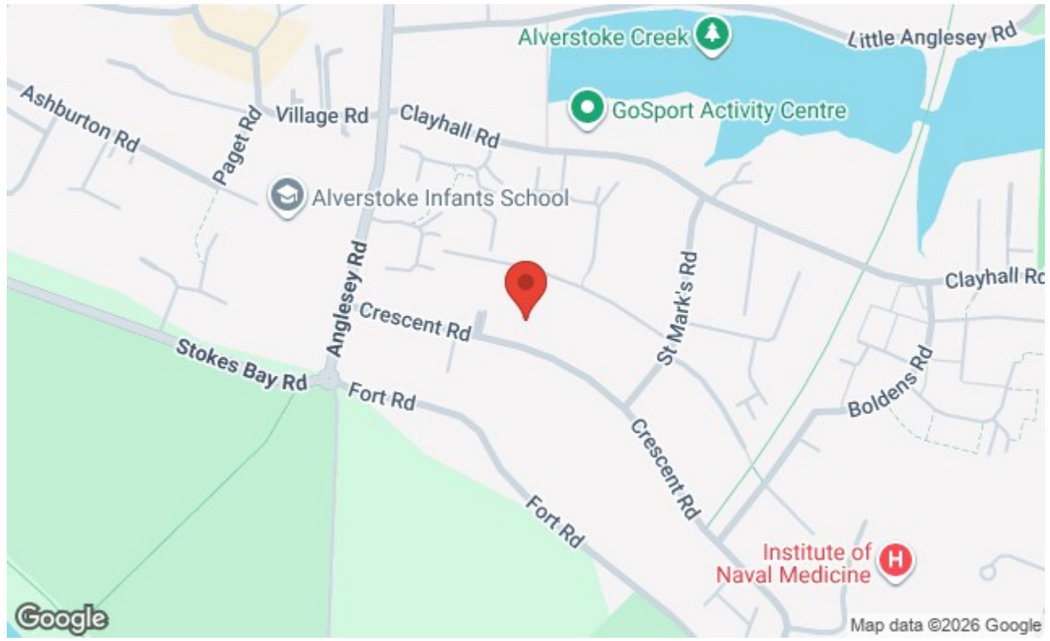
GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £230,000

Crescent Road, Gosport PO12 2DH

bernards THE ESTATE AGENTS



2 | 1 | 2

HIGHLIGHTS

- SOUGHT AFTER CRESCENT ROAD, ALVERSTOKE
- TOP FLOOR GRADE II LISTED APARTMENT
- SUPERB SOUTH WESTERLY SOLENT & ISLE OF WIGHT VIEWS
- SPACIOUS LOUNGE & SEPARATE DINING ROOM
- GARAGE
- EXTENDED LEASE
- SHORT WALK TO STOKES BAY SEAFRONT & ALVERSTOKE VILLAGE
- CONSERVATION AREA
- NO FORWARD CHAIN

Guide price £230,000 to £240,000

SOUGHT AFTER CRESCENT ROAD, ALVERSTOKE – TOP FLOOR GRADE II LISTED APARTMENT WITH SUPERB SOLENT & ISLE OF WIGHT VIEWS!*

Two Bedrooms | Garage | Extended Lease | No Forward Chain | Character Features | Conservation Area | Gas Central Heating | Viewing Highly Recommended

An excellent opportunity to acquire a spacious top floor apartment forming part of a historic Grade II Listed building*, situated in the highly sought-after Crescent Road area of Alverstoke, within a short walk of both Stokes Bay seafront and Alverstoke Village.

The property enjoys superb South Westerly views across the Solent towards the Isle of Wight and offers light and airy accommodation with a wealth of character features. The accommodation comprises a communal entrance with security entry system, private entrance hallway, spacious lounge, separate dining room, kitchen, two bedrooms and bathroom.

Further benefits include gas central heating via a combi boiler installed approximately three years ago and serviced, an extended lease, and a garage included in the sale.

Gosport town centre and the pedestrian ferry service to Portsmouth are approximately two miles away, providing convenient access to the wider area.

Viewing is highly recommended to appreciate the size, character, location and superb views this property has to offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE
15'3" x 12'5" (4.67 x 3.81)

KITCHEN
6'4" x 13'1" (1.95 x 3.99)

DINING ROOM
15'5" x 11'11" (4.72 x 3.64)

BEDROOM ONE
9'3" x 15'1" (2.83 x 4.60)

BEDROOM TWO
9'9" x 10'0" (2.99 x 3.05)

BATHROOM
8'4" x 6'6" (2.55 x 1.99)

OUTSIDE

GARAGE

LEASEHOLD INFORMATION
We have been advised by the seller that the property benefits from a new 999-year lease. We understand that the annual service charge is £1,753.83, which includes buildings insurance.

COUNCIL TAX BAND C

FINANCIAL SERVICES
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.









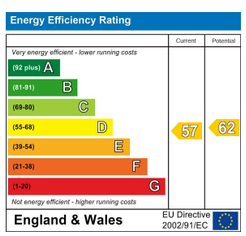












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