

Situated in a quiet cul-de-sac and positioned away from the road is this private, bright and airy, spacious family home arranged over one floor. A rare and exciting opportunity to acquire a bungalow with three bedrooms and direct access on to Alver Creek from the end of Leep Lane. The property is a short stroll away from Stokes Bay seafront and the village centre housing a variety of small shops, the Village Home public house, convenience store and post office, as well as the historic St. Marys Church. An internal viewing is highly recommended to appreciate the accommodation offered for sale.

The Accommodation Comprises:

UPVC double glazed front door with obscured glazed side panel to:

Entrance Porch:

Inset spotlighting, cupboard housing boiler, door to:

Entrance Hall:

Inset spotlighting, access to loft space, cupboard housing hot water tank.

Lounge/Kitchen/Diner: 38' 6" x 34' 9" (11.73m x 10.58m)

A beautiful open plan space in the home with UPVC double glazed window to front elevation and UPVC double glazed bi-folding doors to rear garden, coved ceiling with inset spotlighting and three radiators throughout. Kitchen area fitted with a range of modern base cupboards and matching eye level units, roll top work surface over, tiled splashbacks, sink unit with mixer tap, integrated electric oven and grill, integrated gas hob with extractor hood over and further glass splashback, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, breakfast bar area. Space for dining table and chairs.

Bedroom Two: 12' 4" x 11' 10" (3.76m x 3.60m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom One: 11' 10" x 8' 11" (3.60m x 2.72m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobes with mirror fronted sliding doors.

Bedroom Three: 8' 10" x 8' 4" (2.69m x 2.54m)

Coved ceiling, UPVC double glazed window to front elevation.

Shower Room:

Obscured UPVC double glazed window to front elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, walk-in shower cubicle with mains shower, ladder style radiator.

Outside:

The property benefits from direct access onto Alver Creek from the end of Leep Lane (further details available on request). To the front of the property is a well maintained lawned garden with shrubs to borders, stepping stones to front door, outside tap and power point, further area laid to lawn opposite the pathway, ideal for those kayaks and paddleboards. The rear garden is a delightful feature of the home, fully enclosed by wood panelled fencing, laid to patio for ease of maintenance, gate providing rear pedestrian access. Garage in nearby block with up and over door, parking in front. Further non-allocated parking is available on a first-come first-served basis.

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: TBC

Sewerage: Mains sewerage

Mobile & Broadband coverage: please check via:

<https://checker.ofcom.org.uk>

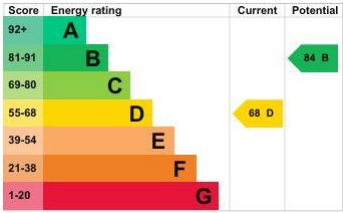
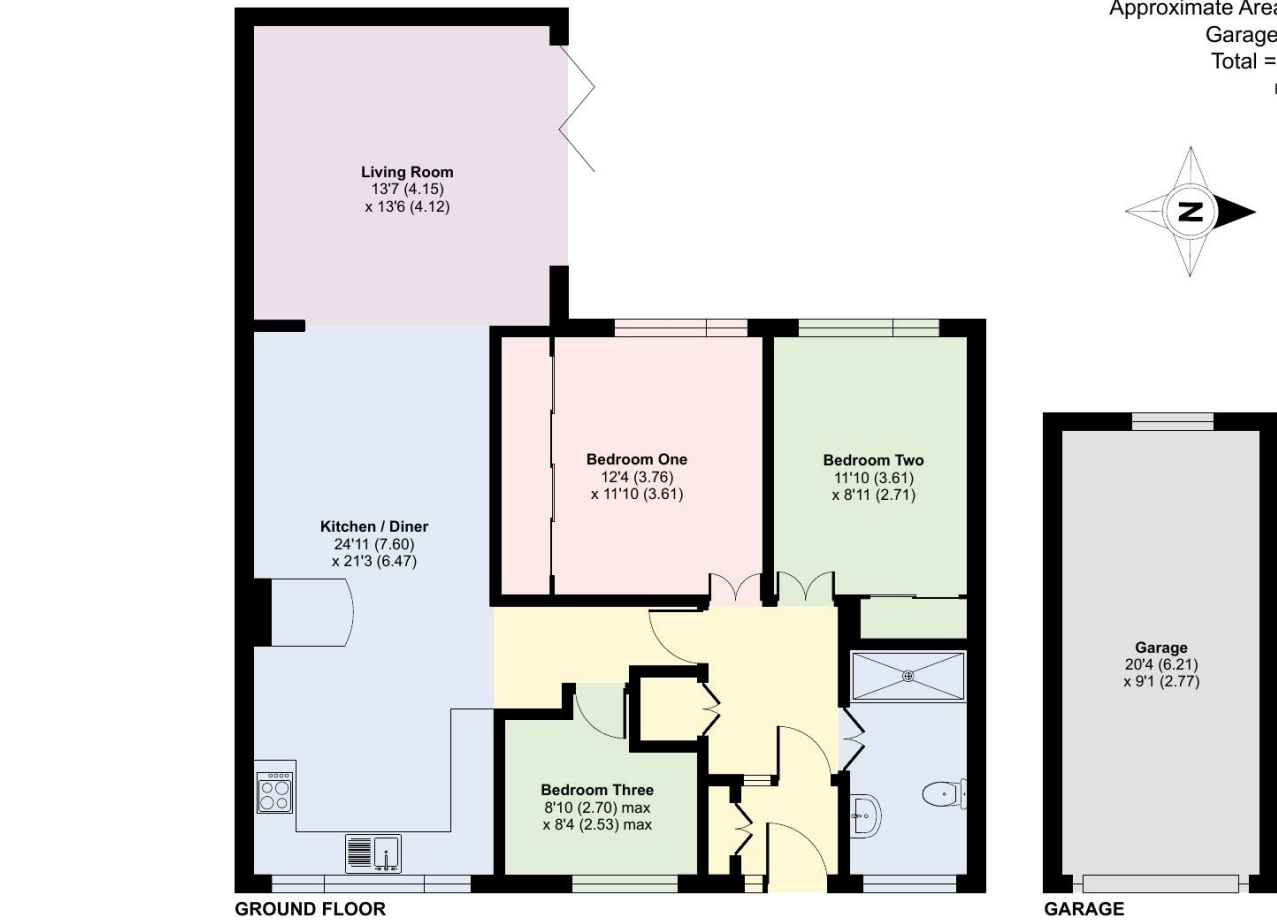
Flood risk: please check via:

<https://www.gov.uk/check-long-term-flood-risk>



Leep Lane, Gosport, PO12

Approximate Area = 1002 sq ft / 93 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1187 sq ft / 110.1 sq m
For identification only - Not to scale



Tenure: Freehold
Council Tax Band: C

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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DRAFT DETAILS

Offers Over £375,000
Leep Lane, Alverstoke, Gosport, PO12 2BE

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