

**\* A deceptively spacious FOUR BEDROOM detached family home situated in a lovely cul de sac a stones throw from the beach, having been much improved and adapted by the current owners, comprising open plan kitchen/family room, utility room, separate lounge, study, family bathroom, en-suite to bedroom one, driveway and separate outbuilding \* A must view to truly appreciate \***

**The Accommodation Comprises:**

**Entrance Hall**

Composite front door, stairs to First Floor, under-stairs storage, radiator, doors to:

**Study 9' 1" x 7' 7" (2.77m x 2.31m)**

UPVC double glazed window to front elevation, radiator, laminate flooring.

**Lounge 18' 0" x 10' 11" (5.48m x 3.32m) max**

UPVC double glazed bay window to front elevation, radiator, log burner.

**Open Plan Kitchen/Dining Room 11' 4" x 25' 2" (3.45m x 7.66m)**

Beautifully fitted kitchen comprising a range of base cupboards and matching eye level units, laminate worktops, stainless steel sink with mixer tap, integrated fridge/freezer/wine cooler, oven and grill, induction hob with extractor hood over, integrated bins, UPVC double glazed windows to rear elevation, laminate flooring, space for table and chairs, radiator.

**Sun Room 9' 6" x 9' 2" (2.89m x 2.79m)**

UPVC double glazed bi-folding doors to rear elevation, UPVC double glazed French doors to side elevation, glass roof lantern, laminate flooring.

**Utility Room/WC 7' 7" x 7' 0" (2.31m x 2.13m)**

UPVC double glazed obscured window to side elevation, inset spotlights, low level WC, wash hand basin set in vanity unit, laminate flooring, fitted with a range of base cupboards and matching eye level units to walls, space and plumbing for washing machine and tumble dryer (stacked), solar panel box to wall.

**First Floor Landing**

Access to loft via hatch, airing cupboard housing water tank, doors to:

**Family Bathroom**

Obscured UPVC double glazed window to rear elevation, wash hand basin with mixer tap set in vanity unit, low level WC, bath with shower over and rainfall shower head, lino flooring, ladder-style chrome radiator, inset spotlights.

**Bedroom One 15' 3" x 10' 10" (4.64m x 3.30m)**

Two UPVC double glazed windows to front elevation, radiator, door to:

**En-Suite**

Walk-in shower cubicle with shower above and rainfall shower head, low level WC, wash hand basin set with mixer tap set in vanity unit, lino flooring, ladder-style chrome radiator.

**Bedroom Two 13' 10" x 11' 3" (4.21m x 3.43m)**

UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**Bedroom Three 11' 4" x 10' 10" (3.45m x 3.30m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four 9' 9" x 7' 7" (2.97m x 2.31m)**

UPVC double glazed window to rear elevation, radiator.

**Outside**

To the front is a gravel driveway providing off road parking for two cars. There is an additional driveway opposite the property leading to an outbuilding which has been boarded, plastered and fully insulated with light and power and is currently being used as a studio/office space. The outbuilding further benefits a fully fitted shower room with shower, basin and WC.

The rear garden is low maintenance, enclosed by panelled fences and brick wall, mainly laid to lawn and patio and path, seating area to rear, garden shed.

There is also a Shepherd's Hut at the front of the property which is not included in the sale price and is subject to separate negotiation. More information available on request.

**Agent's Note**

The property benefits from owned solar panels which will be transferred with the sale of the house. There is also an electric car charging point at the side of the property.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: E





Coastguard Close, Alverstoke, Gosport, PO12

Approximate Area = 1563 sq ft / 145.2 sq m  
Outbuilding = 136 sq ft / 12.6 sq m  
Total = 1699 sq ft / 157.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1409733.

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