

Homer Close, Rowner, Gosport,  
Hampshire, PO13 9TJ

£159,995



First and Second Floor Maisonette  
Well Presented Accommodation  
Modern Kitchen / Breakfast Room  
PVCu Double Glazing  
In Our Opinion, A Spacious Home

Three Bedrooms  
Lounge / Dining Room  
Luxury Bathroom  
Electric Heating

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:  
[www.GosportProperty.com](http://www.GosportProperty.com)

## Ground Floor



## First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance Hall

With stairs to each floor, where the entrance to this property is located on the 1st floor.

Entrance Hall

PVCu double glazed front door and side window, electric panel heater, small understairs cupboard, cove ceiling with spotlights, stairs to first floor, laminate flooring.

Lounge / Dining Room

19'0" (5.79m) x 11'6" (3.51m) narrowing to 8'6" (2.59m), PVCu double glazed door and picture window giving access to small balcony, PVCu double glazed window on side aspect, laminate flooring, coved ceiling with spotlights, electric wall mounted fire, storage cupboard.

Kitchen / Breakfast Room

11'2" (3.4m) x 10'5" (3.18m) 1½ bowl stainless steel sink unit, wall and base units with work surface over, built-in oven and 4 ring electric hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, coved ceiling, tiled effect laminate flooring.

## ON THE 2ND FLOOR

Landing

Access to loft space with pull down loft ladder, light, storage cupboard.

Bedroom 1

11'7" (3.53m) x 10'5" (3.18m) PVCu double glazed window, built-in double cupboard, electric panel heater.

Bedroom 2

10'6" (3.2m) x 9'7" (2.92m) PVCu double glazed window, built-in double cupboard, electric panel heater.

Bedroom 3

8'9" (2.67m) x 8'2" (2.49m) PVCu double glazed window, laminate flooring, coved ceiling.

Bathroom

Luxury bathroom which has been recently installed with panelled bath with mixer tap, low level W.C., vanity hand basin with drawer under, separate shower cubicle with Triton shower, chrome heated towel rail, 2 PVCu double glazed windows, ceramic tiled floor and walls, LED ceiling spotlights, LED lighting to the low level bath panel.

## OUTSIDE

Large store cupboard, communal residents parking.

Tenure

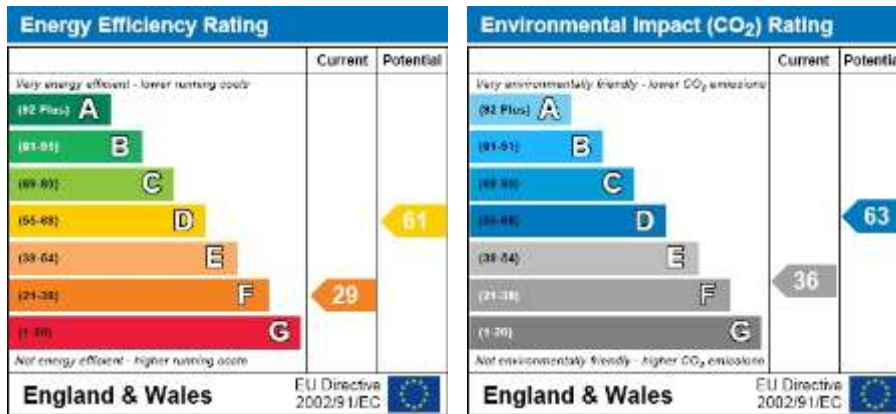
Leasehold. Balance of a 99 year lease from 1st August 2012. Current ground rent and maintenance charges £1500 per year.

These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.



### Directions

From the double set of roundabouts by Fort Brockhurst, proceed towards Lee on the Solent and Stubbington along Rowner Road. Take the 2nd exit at the 1st roundabout and 2nd roundabout. Just before the traffic lights, turn left into Rowallen Avenue, proceeding along and taking the 2nd right into Homer Close. Proceed  $\frac{3}{4}$  of the way down, where the property will be found on the left hand side.



Full Energy Performance Certificate available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask you legal representative to confirm this information before exchanging contracts.