

Fareham Road, Gosport,  
Hampshire, PO13 0AQ

£825,000



Detached Residents

Potential For large Family Home / Home &  
Income / Conversion To HMO

Further Two Bedrooms

Large Lounge

Parking For Several Cars, Garage &  
Workshop

Currently Trading As A Guest House

Five Letting Rooms All With En-Suites

Spacious Kitchen / Dining Room

Utility Room

Good Size Rear Garden

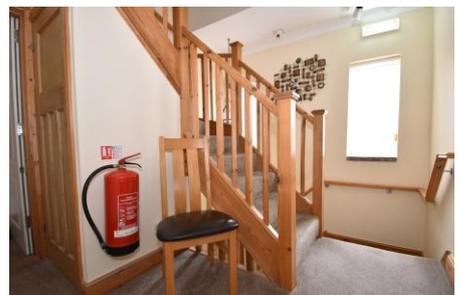
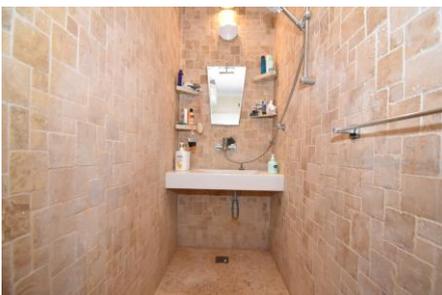
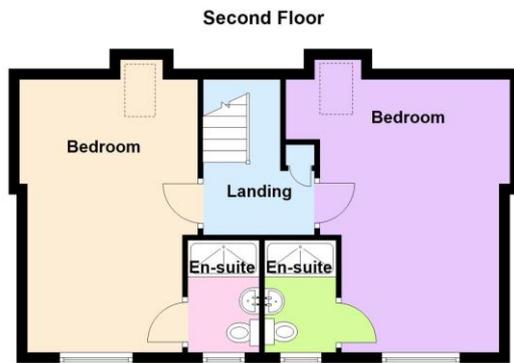
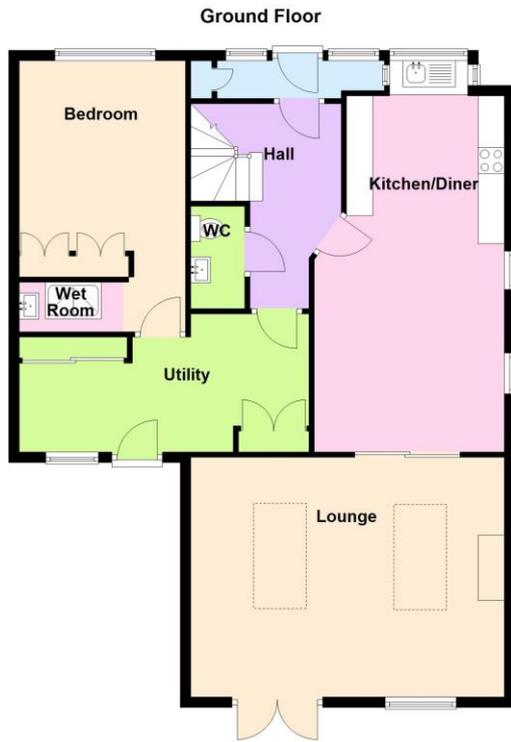
**023 9258 5588**

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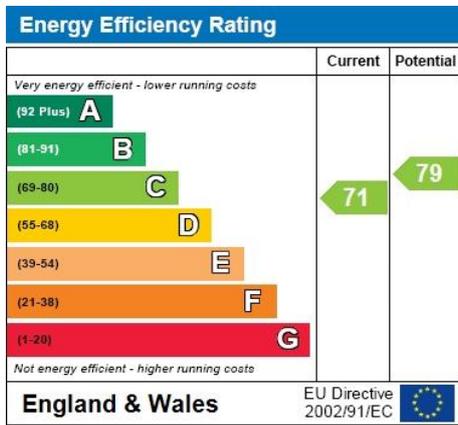


**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed window and door, ceramic tiled floor, built in cupboards, internal door with stained glass panel leading to:
Entrance Hall	Understairs cupboard, coved ceiling, LVT flooring and stairs to first floor.
W.C.	Low level WC., vanity hand basin with cupboard under, chrome heated towel rail, coved ceiling, ceramic tiled floor.
Office	10'2" (3.1m) x 7'0" (2.13m) Radiator, coved ceiling, storage cupboards, recess for fridge/freezer.
Utility Room	10'4" (3.15m) x 7'9" (2.36m) Max Single drainer stainless steel sink unit with base cupboard under, worksurface, plumbing for washing machine, built in cupboard with sliding doors, PVCu double glazed window, door to garden, tiled splashbacks, wall mounted gas central heating boiler, LVT flooring, coved ceiling.
Ground Floor Bedroom	17'5" (5.31m) Max x 10'4" (3.15m) PVCu double glazed window, radiator, coved ceiling.
Walk-In Shower	Tiled walls and floor, hand basin, shower and extractor fan.
Kitchen / Breakfast Room	25'4" (7.72m) x 11'9" (3.58m) narrowing to 9'3" (2.82m), 1 ½ bowl stainless steel sink unit, grey fronted wall and base units with worksurface over, built in oven and oven/microwave/grill, 5 ring induction hob with cooker extractor canopy over, integrated fridge/freezer, integrated dishwasher, skirting heater, PVCu double glazed window, tiled floor, 2 tall standing designer radiators, feature fire (not working), coved ceiling, sliding glazed doors to:
Lounge	19'6" (5.94m) x 15'0" (4.57m) 2 Velux windows, PVCu double glazed window, French doors to garden, fireplace with raised hearth, gas fire in wood burner style, designer radiator, media cupboard.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, radiator, coved ceiling, stairs to 2nd floor, understairs cupboard, storage cupboard.
Bedroom	11'5" (3.48m) Into Bay x 9'10" (3m) PVCu double glazed window, double radiator, coved ceiling.
En-Suite Shower Room	Shower cubicle, vanity hand basin, low level W.C., heated towel rail, shaver point, coved ceiling, PVCu double glazed window, extractor fan.
Bedroom	11'11" (3.63m) x 9'9" (2.97m) Plus Recess PVCu double glazed window, radiator, coved ceiling.
En-Suite	10'3" (3.12m) x 6'10" (2.08m) Good size shower cubicle, vanity hand basin, low level W.C., heated towel rail, built in cupboard, PVCu double glazed window, extractor fan, shaver point.

Bedroom	9'1" (2.77m) x 8'7" (2.62m) Max To Cupboard, Double cupboard with shelving, radiator, coved ceiling.
Bedroom	12'4" (3.76m) x 7'8" (2.34m) PVCu double glazed window, built in cupboard, radiator, coved ceiling.
En-Suite	With shower cubicle, hand basin, low level W.C., tiled splashbacks, shaver point, coved ceiling, ceramic tiled floor,
ON THE 2ND FLOOR	
Landing	With cupboard.
Bedroom	17'0" (5.18m) x 9'10" (3m) widening to 11'10" (3.61) plus recess, Skeliling ceiling, PVCu double glazed window, radiator, Velux window.
En-Suite	7'0" (2.13m) x 4'5" (1.35m) Shower cubicle, vanity hand basin, low level W.C., aqua panel splashbacks, PVCu double glazed window, radiator, extractor fan, shaver point.
Bedroom	11'1" (3.38m) Max x 17'1" (5.21m) To Skeliling Ceiling, PVCu double glazed window, Velux window, radiator.
En-Suite	Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, shaver point, extractor fan, radiator incorporating heated towel rail.
OUTSIDE	
Front Garden	Block paved front garden with space for several cars, brick wall to front.
Garage /Workshop	
Rear Garden	Block paved patio, raised fishpond, coved decking area, paved path and lawn, flower borders, timber shed, chicken coop.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band E.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>





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 your legal representative to confirm this information before exchanging contracts.