

Rodney House, Paget Road,  
Alverstoke, Gosport, Hampshire, PO12 2LN

£315,000



Individual Apartment As Part Of A  
Character Property

Two Double Bedrooms

Lounge With Large Bay Window

Gas Central Heating

No Forward Chain

Central Alverstoke Location

Spacious Kitchen / Dining Room

Own Entrance

Located Near To Stokes Bay

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This spacious two bedroom first floor flat within a converted character property in the heart of Alverstoke village, has been internally modernised by the current owners, but has retained a lot of the character features and is offered with no forward chain.

Comprising lounge with feature fireplace, modern kitchen/breakfast room, 2 double bedrooms and modern bathroom. The fully tiled bathroom features a rain shower and under floor heating. There is plentiful storage, including a walk in wardrobe. Aside from the size and standard of the property on offer further benefits include large sash windows, it's own private gated entrance and a share of the freehold.

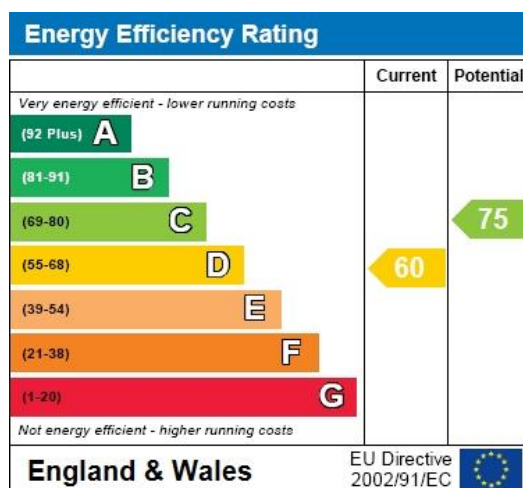
Situated close to the local shops and amenities in the village, it's also a short stroll away from Stokes Bay beach. With Alverstoke infant and junior schools close by, as well as falling into the Bay House School catchment, this property will certainly appeal to a wide variety of buyers.

**Ground Floor**



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Gated and private front entrance	With paving.
Front Entrance	Leading to:
Entrance Hall	With stairs leading to upper landing, tiled floor.
Split Level Upper Landing	Double radiator, coved ceiling.
Lounge	14'3" (4.34m) x 18'0" (5.49m) Into large square bay, 2 double radiators, picture rail, open fireplace with brick hearth and timber surround.
Kitchen / Dining Room	14'3" (4.34m) x 13'5" (4.09m) Spacious room with 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, integrated washer/dryer, dishwasher, space for fridge/freezer, gas cooker point, double radiator, cupboard with gas central heating boiler, picture rail, coved ceiling, ceramic tiled floor, further built in cupboard.
Bedroom 1	13'6" (4.11m) x 12'5" (3.78m) Picture rail, built in cupboard, coved ceiling.
Bedroom 2	10'2" (3.1m) x 8'3" (2.51m) Radiator, large walk in storage cupboard, coved ceiling.
Bathroom	Refitted with white suite of panelled bath with hand shower and separate shower over, vanity hand basin, low level W.C., extractor fan, tiled walls, chrome heated towel rail.
Agents Note	The property has 2 carpeted attic areas with Velux windows accessed by separate ladders.
Tenure	Leasehold. Balance of a 200 year lease from 1st December 1971. Current ground rent peppercorn and maintenance charges £100 per month.  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.
Agents Note	The owner advises us that they have a share of the freehold.
Council Tax	Band C.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center;">Viewing Notes</p>		

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.