



**Watergate, Trinity Green, Gosport, PO12 1HJ**

**welcome to**

## **Watergate Trinity Green, Gosport**

**\*\* Uninterrupted Sea and Harbour Views \*\* Garden with Spectacular Views \*\* Private Entrance \*\* No Onward Chain \*\* Low Service Charges \*\***

### **Entrance Door**

UPVC door to access, cupboard housing electrics, storage cupboard housing gas boiler, additional storage cupboard, radiator.

### **Lounge/Diner**

16' 3" x 9' 7" ( 4.95m x 2.92m )

UPVC door to rear garden and UPVC double glazed window to rear elevation giving views across Gosport Marina and Portsmouth Harbour, radiator, door to:

### **Kitchen**

8' 4" x 7' 8" ( 2.54m x 2.34m )

UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit with mixer tap, two storage cupboards, space for washing machine, cooker and fridge/freezer, radiator.

### **Bedroom**

14' 9" x 8' 8" ( 4.50m x 2.64m )

UPVC double glazed window to rear elevation, in-built cupboard, radiator.

### **Shower Room**

UPVC double glazed window to front elevation, double shower cubicle, wash hand basin, wc, heated towel rail, tiled walls.

### **Rear Garden**

Panoramic views across Portsmouth Harbour, Spinnaker Tower and Gosport Marina, power sockets and enclosed by half brick wall and access gate.





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## Watergate Trinity Green, Gosport

- No Onward Chain
- Ideal for First Time Buyers
- Spectacular Sea Views
- Garden with Harbour Views
- Private Entrance

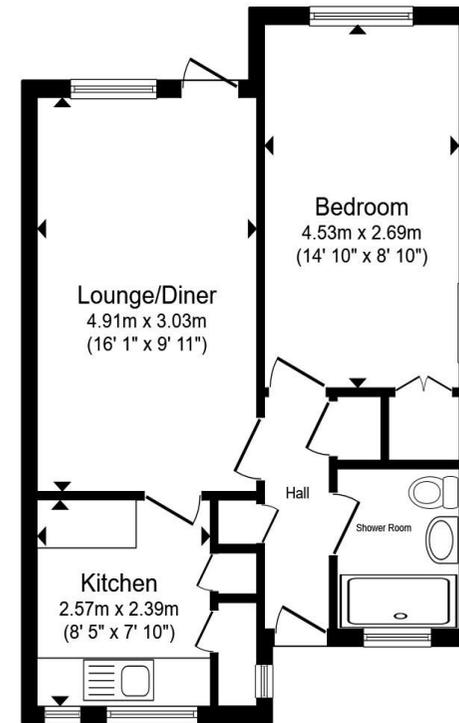
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 391.42

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Feb 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Floor Plan

Total floor area 43.9 m<sup>2</sup> (472 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS110935 - 0002

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