


**£155,000**

**Flat 3, 57/59 Forton Road**

Gosport, Hampshire, PO12 4TD

Jeffries & Dibbens Estate Agents are pleased to bring to the market this spacious three double bedroom, first floor apartment, offered for sale with no onward chain. Situated just a short walk from the town centre, this fantastic home combines generously sized accommodation with a convenient location. A particular highlight is the private southerly facing garden, providing a lovely outdoor space to relax and enjoy the sunshine. Further benefits include double glazing, gas central heating, an extended lease and low service charges, all adding to the appeal of this spacious apartment. With so much to offer, we believe an internal viewing is essential to fully appreciate the accommodation and outside space. Contact the Jeffries & Dibbens Gosport branch today to arrange your viewing.

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**ENTRANCE HALL**

**LOUNGE** 15' 3" x 12' 4" (4.67m x 3.76m)

**KITCHEN** 14' 11" x 12' 1" (4.55m x 3.70m)

**BEDROOM ONE** 12' 11" x 11' 8" (3.96m x 3.57m)

**BEDROOM TWO** 15' 10" x 9' 10" (4.83m x 3.01m)

**BEDROOM THREE** 11' 11" x 9' 9" (3.64m x 2.98m)

**BATHROOM**

**OUTSIDE**

**ROOF TOP TERRACE**

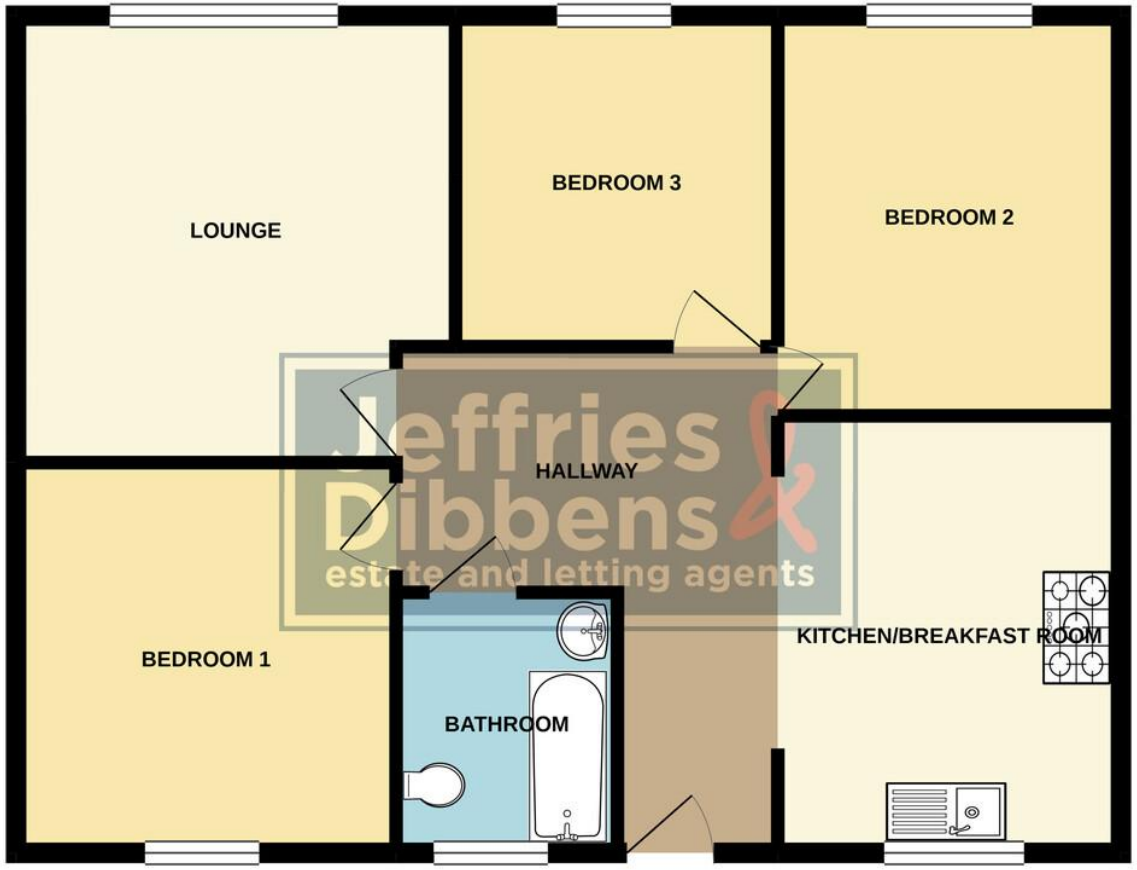
**TENURE** Tenure - Leasehold

Lease Length - 122 years

Service and insurance charge - £432



## GROUND FLOOR

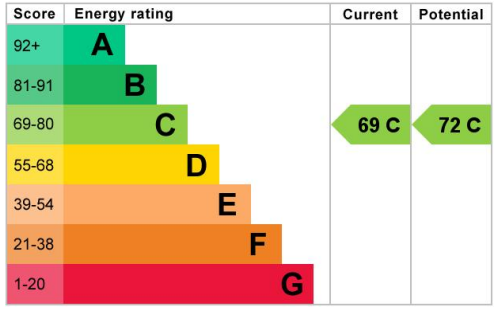



**LOCAL AUTHORITY**
Gosport Borough Council

**TENURE**
Leasehold

**COUNCIL TAX BAND**
Band A

**VIEWINGS**
By prior appointment only




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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