

**Lee-on-the- Solent Office**

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**Flat 17 Whitecliffe Court  
Gale Moor Avenue  
Gosport PO12 2TP**

**Price: £149,950 Leasehold**



\* Two bedroom top floor apartment with far reaching views of the Solent & Isle of Wight \*

\* Refurbished throughout by current owner \*

\* Spacious and beautifully decorated throughout \* Brand new kitchen and bathroom refitted 2015 \*

\* Lease believed to have been extended to 150 years, not verified by this office \*

## **Flat 17 Whitecliffe Court Gale Moor Avenue Gosport**

### **Directions:**

Proceeding away from Lee-On-The-Solent High Street along the one-way-system, take the first left onto Marine Parade East and continue on into Portsmouth Road to the traffic lights. Go straight at the traffic lights and continue to the Cocked Hat Roundabout taking the third exit down Gomer Lane. Continue down the road and take the second turning on your right into Broadsands Drive and the first immediate right into Gale Moor Avenue, continue round and Whitecliffe Court can be found on the right hand side.

### **Accommodation Comprises:**

Private front door to number 17. Door to:

#### **Entrance hall:**

With doors to all rooms, built-in airing cupboard and Oak flooring. Door to:

#### **Lounge/Diner: 21'01 x 14'04 (6.43m x 4.37m)**

A spacious room with UPVC double glazed windows to front aspect, carpeted with storage heater and door onto balcony.

#### **Kitchen: 9'09 x 8'11 (2.97m x 2.72m)**

Fitted in 2015 with a range of wall and base units, all integrated appliances, Corian worksurfaces, Corian one and a half bowl moulded sink and drainer, UPVC double glazed window to side aspect with views towards the Spinnaker Tower.

#### **Bathroom: 8'10 x 6'03 (2.69m x 1.91m)**

Refitted in 2015 with tiled panel enclosed bath with shower over, concealed cistern W.C and vanity unit including wash hand basin with cupboard under, heated towel rail, and UPVC double glazed window to side aspect.

#### **Bedroom One: 14'03 x 11'03 (4.34m x 3.43m)**

Carpeted with UPVC double glazed window to the front aspect, fitted wardrobe and electric heater.

#### **Bedroom Two: 12'08 x 8'02 (3.86m x 2.49m)**

Carpeted with UPVC double glazed window to side aspect, fitted wardrobe and electric heater.

### **Tenure:**

**Leasehold:** Residue of 150 year lease (TBC)

**Service Charge:** £1200 per annum (TBC)

**Ground Rent:** £250 per annum (TBC)

**Current Energy Efficiency Rating:** F-23

**Council Tax Band:** B

**Stamp Duty:** Current property price: £149,950 - Stamp Duty to pay is £499.00

## **Flat 17 Whitecliffe Court Gale Moor Avenue Gosport**

### **Viewing:**

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

**REF: UEL1671**

### **THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

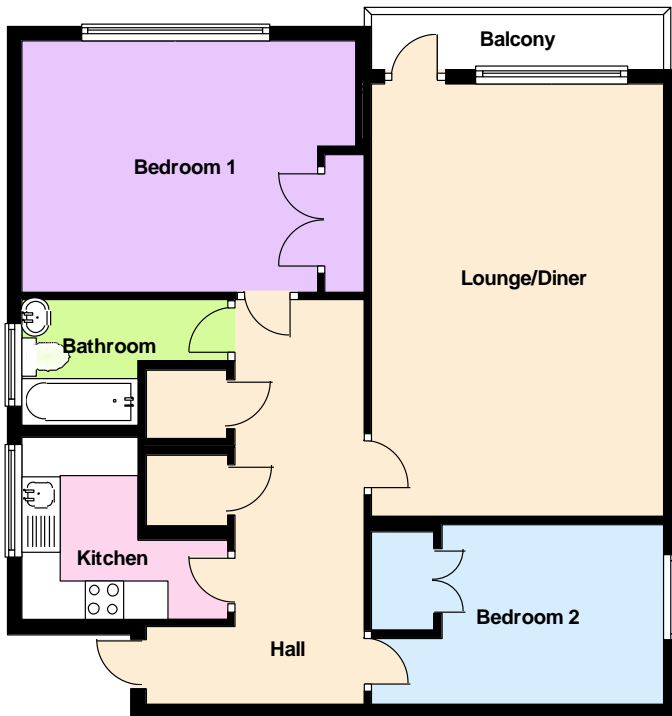
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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

**Floor Area:** 914.932 Sq. Ft. (85m<sup>2</sup>)

**Top Floor**



These plans are not to scale and are for illustration purposes only  
Plan produced using The Mobile Agent.

**17 Whitecliffe Court, Gosport**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	23	33
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	