



## 2 bed maisonette to buy in PO13

Samson Close, Gosport, Hampshire, PO13 9QH

**£80,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Two Double Bedrooms
- ✓ Double Glazing
- ✓ Residents Car Park
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

Pattinson is pleased to present this charming two-bedroom first floor maisonette located on Samson Close in the desirable area of Gosport. This property is ideally situated within walking distance of Alver Village, offering convenient access to local shops, schools, and bus routes, making it perfect for those who appreciate both comfort and accessibility.

Upon entering the maisonette, you will find a spacious living room that boasts a lovely balcony, providing a delightful space to relax and enjoy the fresh air. The fitted kitchen is well-equipped, making it a practical area for culinary pursuits. The second bedroom is conveniently located on this level, while the master bedroom and bathroom can be found upstairs, ensuring a sense of privacy and separation.

The property benefits from double glazing and electric heating, contributing to a warm and inviting atmosphere throughout. Additionally, there is a large walk-in cupboard on the ground floor, which has the potential to be converted into a third bedroom, as seen in similar properties in the area.

This maisonette is available to cash buyers only, presenting an excellent investment opportunity for those looking to enter the property market or expand their portfolio. Residents will also benefit from dedicated car parking, adding to the convenience of this lovely home.

In summary, this two-bedroom maisonette in Gosport offers a blend of comfort, practicality, and potential, making it a wonderful choice for both first-time buyers and investors alike with a potential 13% yield.

Entrance Hall -

Walk In Store Cupboard - 1.80m x 1.65m (5'11 x 5'5) -

Bedroom One - 3.58m x 3.48m (11'9 x 11'5) -

Lounge/Diner - 4.57m x 3.51m (15'0 x 11'6) -

Balcony - 2.69m x 0.69m (8'10 x 2'3) -

Kitchen - 3.48m x 2.77m (11'5 x 9'1) -

Landing -

Bedroom Two - 3.53m x 3.48m (11'7 x 11'5) -

Shower Room - 2.57m x 1.75m (8'5 x 5'9) -

Outside -

Residents Car Park -

Leasehold Information - Ground Rent: £45 per annum.

Service Charges: £788.39 bi-annually

Leasehold Duration: 999 years from 25 March 1983

Agents Note - This property is non-standard construction

Auctioneer Comments - Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 457

Annual Ground Rent Amount: £45.00

Annual Service Charge Amount: £1,576.00

Price: Starting Bid £80,000

Property Type: Maisonette

Parking: Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



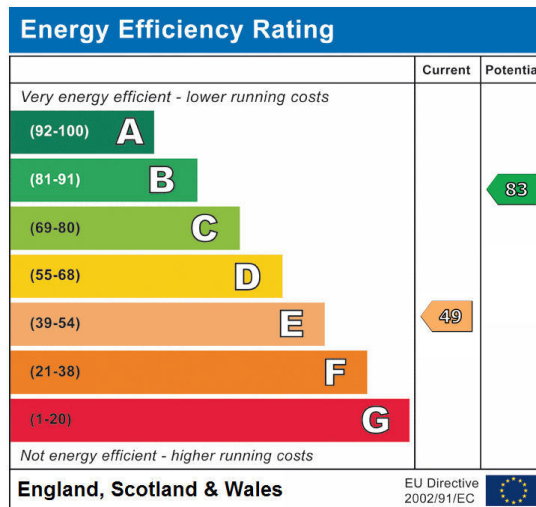
# Samson Close, Gosport, PO13

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1288911



Samson Close, Gosport, Hampshire, PO13 9QH

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

