















## AT A GLANCE

-  Three Generous Bedrooms
-  Two Reception Rooms
-  Kitchen & Separate Utility Room
-  Downstairs WC
-  First Floor Modernised Bathroom
-  Huge Potential
-  Off Road Parking
-  Good Size Private Garden
-  Close To Amenities
-  Character Property





## ABOUT THE PROPERTY

Nestled in the heart of Gosport, 162 Brockhurst Road is a spacious and charming end-of-terrace home offering approximately 105 m<sup>2</sup> of well-planned living space. It has managed to retain some of its original character, it features generously sized rooms across two levels, and is ideal for families or buyers seeking room to grow.





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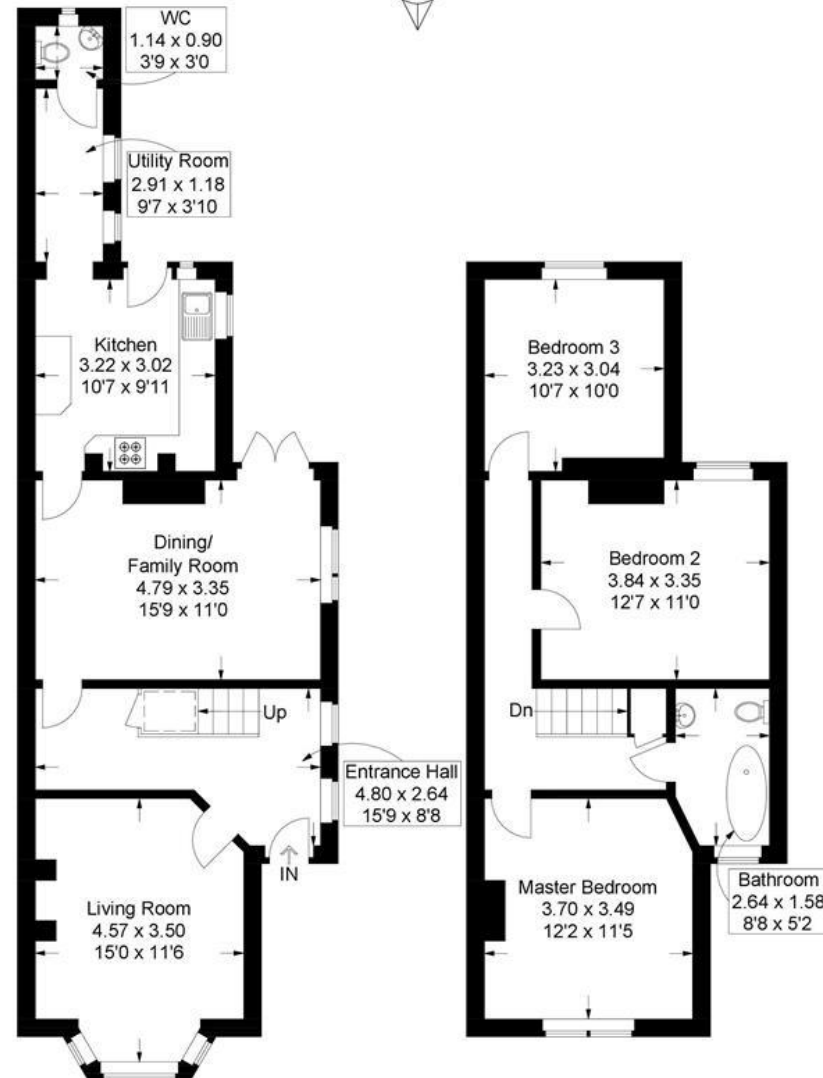






# Brockhurst Road, Gosport

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 0.6 sq m / 6 sq ft  
Total = 106.5 sq m / 1146 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

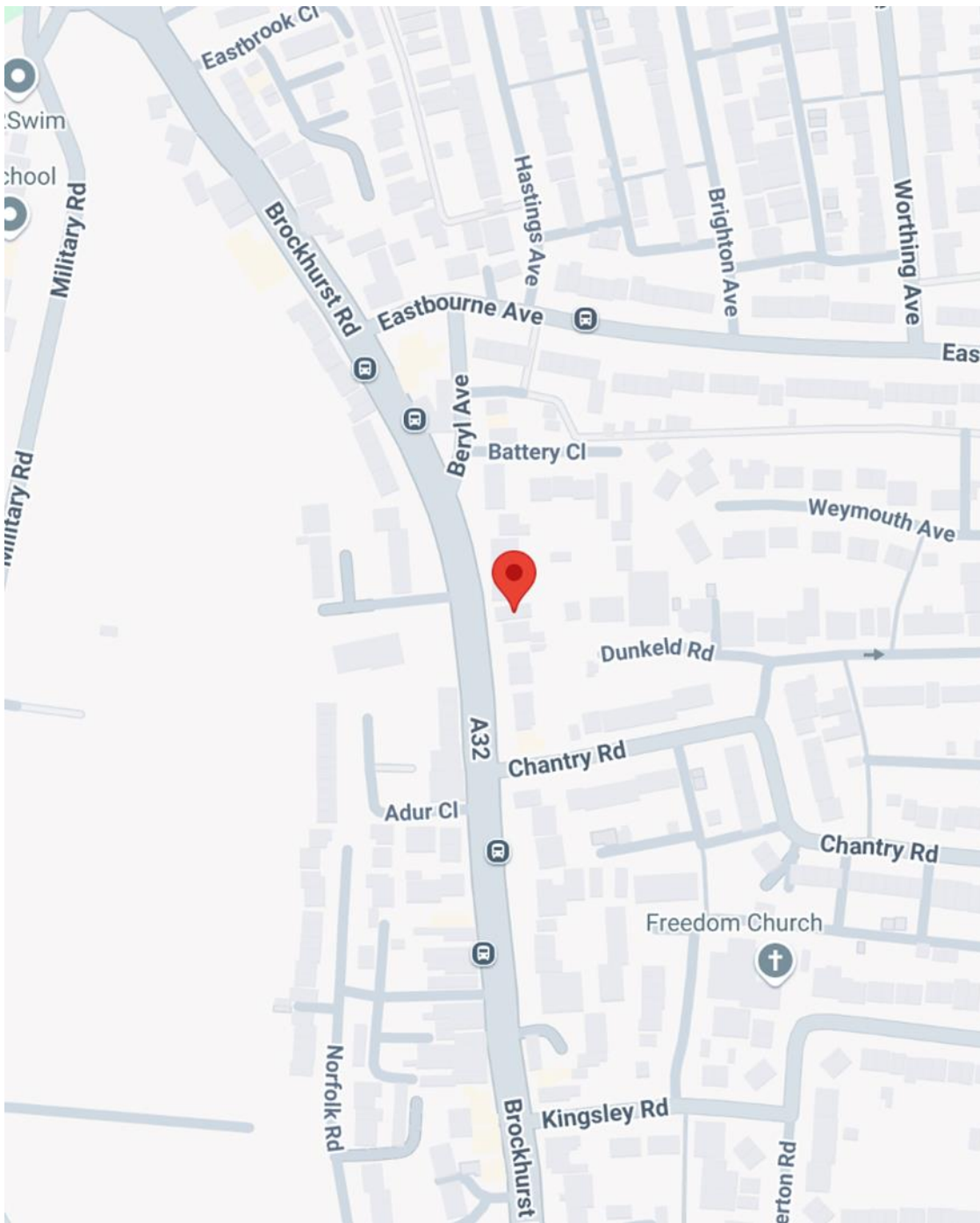
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





## LOCATION

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## THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.



## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



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