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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 14 Sarisbury Gate Dove Gardens

Park Gate, Southampton, SO31 7FP

£129,950



Brook Independent Estate Agents are delighted to present to the market this modern well presented first floor retirement apartment situated in the popular Sarisbury Gate over 55's complex. Located in a small cul de sac the complex is perfectly placed for pedestrian access to local transport links, a railway station and the independent village shops, bakers, hairdressers plus Sainsbury and Co-op stores. The area is a popular choice as it is convenient, accessible and close to motorway links. A short journey are further shopping and community facilities at the Locks Heath Centre with its popular coffee house and Waitrose Supermarket, plus the commerce centre of Whitely with its array of high street shops and eateries. Sarisbury Gate is well maintained and presented, the communal areas are light and bright plus there are opportunities to attend social gatherings in the lounge area and meet other residents or organised trips out to places of interest.

Number 14 occupies a westerly aspect and has nice views over the front of the development and the courtyard garden. There is a spacious personal entrance hall, excellent storage and a newly fitted bathroom. The living room allows plenty of space for lounge furniture and a table placed by the window. The kitchen is accessed off the living room and again has a window to the front aspect and a smart arrangement of moder units offering ample storage and preparation space. The bedroom has built in wardrobes and comfortable fits a double bed or two singles if required.

In summary, this is a smart one bedroom first floor apartment overlooking the communal gardens with a light bright sunny aspect. Offered with no chain, an early inspection is highly recommended.



## Entrance Hallway

Lounge/Diner 17'4 x 9'8 (5.28m x 2.95m)

Kitchen 10'5 x 6' (3.18m x 1.83m)

Bathroom 7'1 x 5'10 (2.16m x 1.78m)

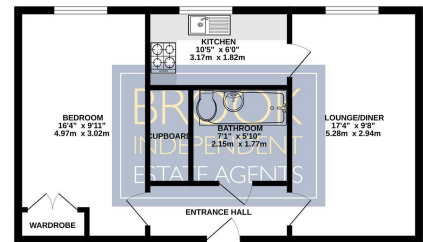
Bedroom 16'4 x 9'11 (4.98m x 3.02m)

## Area Map



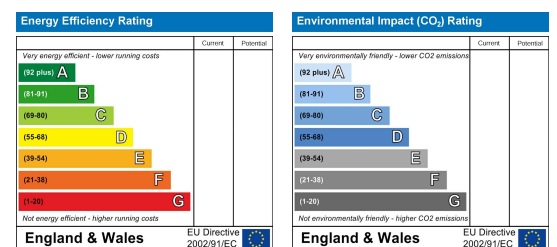
## Floor Plans

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.  
Measurements shown are based on the internal dimensions of the property. Measurements are for information only and should not be relied upon for legal purposes. Measurements are taken from the internal dimensions of the property. Measurements are taken from the internal dimensions of the property. Measurements are taken from the internal dimensions of the property.

## Energy Efficiency Graph



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.