



**£290,000**  
**41 Broad Sands Drive**  
Gomer, Gosport, PO12 2SB

Situated in the popular Gomer estate; just a stones throw from the stunning Stokes Bay seafront and within catchment of favourable Alverstoke schools; sits this four bedroom town house offering spacious living accommodation. Internally the property comprises of; a spacious bedroom, reception room and a W/C on the ground floor, a fitted kitchen and sizeable lounge/diner on the first floor and three further bedrooms and family bathroom on the top floor. As well as an enclosed rear garden and off road parking externally. A viewing comes highly recommended to fully appreciate all that this property has to offer.

- 4 
- 1 
- 2 





**LOUNGE / DINER** 18' 4" x 14' 3" (5.59m x 4.34m)

**KITCHEN** 14' 2" x 7' 8" (4.34m x 2.36m)

**BEDROOM ONE** 15' 3" x 8' 9" (4.65m x 2.67m)

**BEDROOM TWO** 10' 7" x 8' 5" (3.25m x 2.59m)

**BEDROOM THREE** 7' 6" x 6' 5" (2.29m x 1.98m)

**BEDROOM FOUR** 15' 3" x 7' 6" (4.65m x 2.29m)

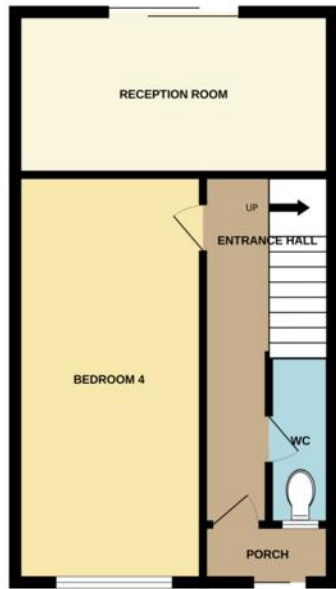
**BATHROOM**

**WC**

**GARDEN**



GROUND FLOOR



1ST FLOOR



2ND FLOOR



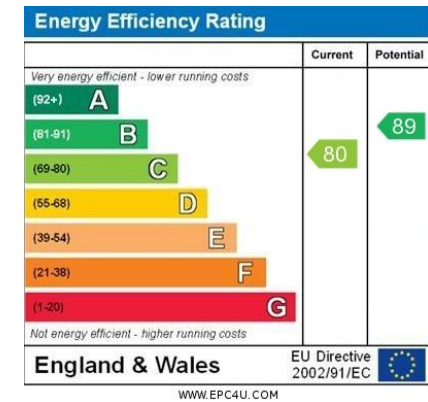
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Council Tax

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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



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