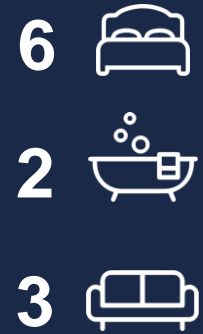




£700,000
Brockhurst Road
Gosport, PO12 3DG

PROPERTY SUMMARY

We are excited to offer to the market this six bedroom, Georgian town house constructed circa 1757. This beautifully presented family home has been extensively refurbished and restored back to its former glory, respectful of its history but adding a modern twist. This fantastic property has so much to offer including three reception rooms, five/six bedrooms, two bathrooms, downstairs W/C, laundry room, internal workshop, tandem garage with a mezzanine room above, a driveway offering ample off road parking and so much more. The rear garden is in our opinion a great size with a conservatory, greenhouse, summerhouse and so much more.





DESCRIPTION

Entrance Porch

Entrance Hall

Dining Room 13' 8" max x 13' 4" max (4.17m max x 4.06m max)

Snug 13' 5" max x 13' 3" max (4.09m max x 4.04m max)

Living Room 23' 4" max x 13' 8" max (7.11m max x 4.17m max)

Kitchen / Breakfast Room 21' 7" max x 11' 3" max (6.58m max x 3.43m max)

Rear Hallway

Cloakroom

Basement

Bedroom Five / Play Room 13.4" x 12.6"

Bedroom Six 12.3" x 13"

Utility Room 11' 7" max x 8' 3" max (3.53m max x 2.51m max)

Workshop

Wine Cellar

Coach House

Mezzanine

First Floor Landing

Bedroom One 13' 9" max x 13' 7" max (4.19m max x 4.14m max)

Bedroom Two 13' 8" max x 12' max (4.17m max x 3.66m max)

Bedroom Three 11' 11" max x 11' 10" max (3.63m max x 3.61m max)

Bedroom Four 13' 8" max x 13' 1" max (4.17m max x 3.99m max)

Bathroom

Shower Room

Front Garden

Rear Garden

LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

VIEWINGS
 By prior appointment only



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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



OFFICE ADDRESS
 126 High Street, Gosport,
 Hampshire, PO12 1DU

CONTACT
 02392 602 155
 gosport@dibbensproperty.co.uk
 www.jdea.co.uk