



£600,000
212 Brockhurst Road
Elson, Gosport, PO12 3BD

PROPERTY SUMMARY

This beautifully presented and deceptively spacious detached family home really is one of a kind and needs to be viewed to fully appreciate all it has to offer. This fantastic property benefits from four reception rooms, an impressive modern kitchen/breakfast room, five double bedrooms, utility with cloakroom, two bathrooms, sun room, ample off road parking, integral garage, generous low maintenance rear garden and so much more. Located in the popular Elson area, close to local schools and amenities this character property has something for everyone. Call our Gosport office now to arrange an internal inspection and avoid missing out on this fantastic family home.





PORCH

ENTRANCE HALL

LOUNGE 17' 11" x 16' 8" (5.48m x 5.10m)

WC

LOBBY 8' 3" x 9' 10" (2.54m x 3.01m)

PLAY ROOM 15' 5" x 9' 8" (4.70m x 2.96m)

STUDY 9' 10" x 9' 10" (3.00m x 3.00m)

KITCHEN/DINER 24' 2" x 14' 9" (7.39m x 4.52m)

SUN ROOM 9' 6" x 16' 0" (2.91m x 4.90m)

UTILITY ROOM 9' 2" x 9' 6" (2.81m x 2.91m)

OFFICE 9' 8" x 12' 2" (2.97m x 3.72m)

GARAGE

LANDING

MASTER BEDROOM 17' 8" x 12' 6" (5.41m x 3.83m)

BATHROOM 16' 6" x 6' 4" (5.03m x 1.95m)

BEDROOM 5 11' 4" x 9' 8" (3.47m x 2.97m)

BEDROOM 2 14' 7" x 16' 7" (4.45m x 5.08m)

BEDROOM 3 9' 11" x 14' 7" (3.03m x 4.46m)

SHOWER ROOM 6' 2" x 9' 6" (1.89m x 2.90m)

BEDROOM 4 10' 6" x 13' 9" (3.21m x 4.20m)

AGENT NOTES

- Freehold
- EPC Rating TBC
- Council Tax Band F



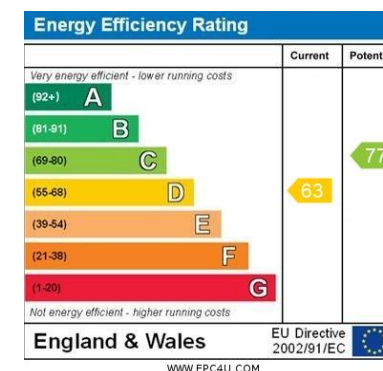
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

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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