



£595,000

30 Beechcroft Road

Alverstoke, Gosport, Hampshire, PO12 2ER

Situated in a desirable residential area just a short walk from Stokes Bay waterfront is this four double bedroom detached family home offered to the market with no onward chain. Set on a generous plot, this property features well-proportioned rooms and a practical layout, including a large through lounge-diner that opens onto the rear garden – ideal for family living or entertaining.

While the interior would benefit from some updating, the property has been well cared for and offers the perfect canvas for buyers to personalise and make their own. An early viewing is highly recommended so call the Gosport office now, phone lines open until 8PM.





ENTRANCE HALL

LOUNGE 14' 9" x 12' 0" (4.51m x 3.66m)

DINING ROOM 12' 3" x 11' 5" (3.75m x 3.50m)

KITCHEN 12' 5" x 7' 9" (3.81m x 2.38m)

FIRST FLOOR LANDING

MASTER BEDROOM 14' 7" x 12' 1" (4.45m x 3.69m)

BEDROOM TWO 11' 8" x 11' 6" (3.56m x 3.51m)

BEDROOM THREE 18' 6" x 8' 8" (5.65m x 2.65m)

BEDROOM FOUR 12' 7" x 7' 11" (3.84m x 2.42m)

BATHROOM 8' 5" x 7' 5" (2.57m x 2.28m)

REAR ENCLOSED GARDEN

GARAGE

PARKING TO FRONT



GROUND FLOOR

1ST 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 Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

EPC to follow

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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