

GUIDE PRICE

£330,000 - £350,000

45 The Drive

Peel Common, Gosport, Hampshire, PO13 0RH

Located in a quiet pocket of the sought-after Peel Common estate, this extended three-bedroom home presents a rare opportunity to acquire a well-maintained and modernised freehold property. Lovingly cared for by the current owners for over 35 years, it is a true testament to long-term ownership and attention to detail. The accommodation is both spacious and contemporary, featuring a generous living area complete with a charming log burner. Thoughtfully extended, the layout offers flexible living spaces, including a dining room and a separate family room. The property also benefits from a modern shower room and a convenient downstairs WC. Outside, the mature garden has been beautifully maintained and provides a peaceful, private retreat. This is a ready-to-move-into home in a desirable location. To arrange your viewing, please contact the Gosport team — phone lines are open until 8pm.





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM 21' 7" x 12' 7" (6.58m x 3.85m)

KITCHEN 11' 5" x 8' 8" (3.49m x 2.66m)

DINING ROOM 12' 4" x 8' 10" (3.78m x 2.71m)

FAMILY ROOM / STUDY 10' 1" x 7' 7" (3.09m x 2.32m)

STAIRS AND LANDING

BEDROOM ONE 12' 10" x 10' 10" (3.92m x 3.31m)

BEDROOM TWO 9' 8" x 8' 3" (2.95m x 2.53m)

BEDROOM THREE 10' 0" x 6' 11" (3.07m x 2.13m)

BATHROOM 6' 1" x 5' 9" (1.86m x 1.76m)

GARDEN 32' 9" (10m)

GARAGE & PARKING

AGENTS NOTES

Garden charges £600 PA



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

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

**Jeffries
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estate and letting agents

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