



**£310,000**  
**6 Anns Hill Road**

Gosport, Hampshire, PO12 3JY

Jeffries & Dibbens are delighted to offer this distinctive and beautifully presented four-bedroom home, combining generous living space, characterful features, and flexible accommodation, ideal for family life or those seeking room to grow. Offered with no forward chain, the property features three versatile reception rooms, providing ample space for relaxing, entertaining, or working from home. At the heart of the house lies a spacious, well-appointed kitchen/breakfast room, complete with an island, extensive work surfaces, and a range of modern storage units, with plenty of space for a dining table. Further highlights include a separate utility room, four light and airy double bedrooms, and a contemporary four-piece family bathroom. Externally, the home benefits from a large detached garage and a landscaped garden that complements its impressive interior. Early viewing is highly recommended. Please contact our Gosport team to arrange your appointment — phone lines open until 8pm.





#### **ENTRANCE HALL**

**LOUNGE** 14' 0" x 14' 7" (4.27m x 4.45m)

**DINING ROOM** 11' 9" x 14' 6" (3.60m x 4.43m)

**STUDY** 11' 3" x 8' 5" (3.43m x 2.57m)

**KITCHEN/BREAKFAST ROOM** 14' 11" x 14' 7" (4.57m x 4.45m)

**UTILITY ROOM** 14' 7" x 6' 9" (4.45m x 2.08m)

#### **WC**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 14' 0" x 14' 7" (4.27m x 4.47m)

**BEDROOM TWO** 11' 10" x 11' 1" (3.63m x 3.40m)

**BEDROOM THREE** 14' 11" x 11' 3" (4.55m x 3.43m)

**BEDROOM FOUR** 11' 3" x 8' 3" (3.43m x 2.54m)

#### **BATHROOM**

#### **OUTSIDE**

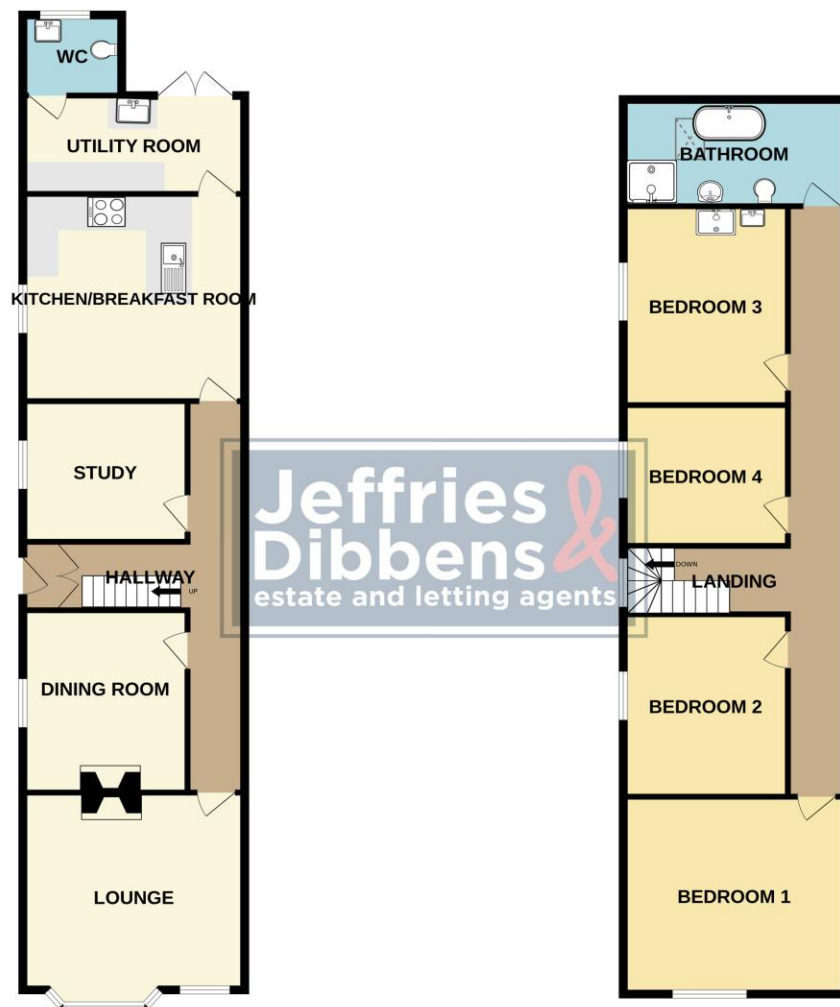
#### **REAR ENCLOSED GARDEN**

#### **GARAGE**



GROUND FLOOR

1ST FLOOR

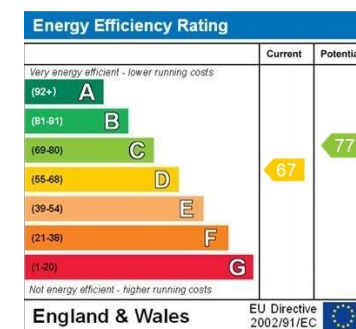


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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.

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  
Dibbens**  
estate and letting agents

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