


GUIDE PRICE

£725,000 - £750,000

23 Anglesey Road

Alverstoke, Gosport, Hampshire, PO12 2EG

Jeffries & Dibbens are delighted to present this exceptional extended detached home, perfectly positioned in the highly sought-after heart of Alverstoke. Just a short distance from the village, seafront, and within catchment for the renowned Bay House School, this property enjoys one of the area's most desirable locations. Set on a generous and mature plot, the home is surrounded by established trees and shrubbery, creating a wonderful sense of privacy to both the front and rear gardens. Inside, the property offers an impressive level of space and versatility — featuring three reception rooms, five bedrooms, a spacious kitchen, a converted loft room, two bathrooms, three additional WCs, a utility room, ample off road parking and a garage with EV charging point. This layout is ideal for growing families or those seeking the flexibility of a self-contained annexe.

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ENTRANCE HALLWAY

LOUNGE 15' 3" x 12' 9" (4.67m x 3.91m)

DINING ROOM 12' 11" x 12' 2" (3.96m x 3.71m)

KITCHEN 18' 0" x 9' 6" (5.49m x 2.90m)

DOWNSTAIRS WC

STAIRS & LANDING

BEDROOM ONE 12' 11" x 12' 0" (3.96m x 3.66m)

BEDROOM TWO 12' 4" x 9' 6" (3.78m x 2.92m)

BEDROOM THREE 10' 7" x 6' 3" (3.25m x 1.93m)

BATHROOM 6' 11" x 6' 3" (2.13m x 1.93m)

WC

LOFT ROOM 16' 0" x 12' 2" (4.88m x 3.71m)

THE ANNEX

LIVING ROOM 17' 1" x 9' 8" (5.21m x 2.97m)

KITCHEN (CURRENTLY USED AS A UTILITY) 14' 7" x 8' 5" (4.47m x 2.57m)

DOWNSTAIRS WC

STAIRS AND LANDING

BEDROOM FOUR 14' 4" x 12' 11" (4.39m x 3.94m)

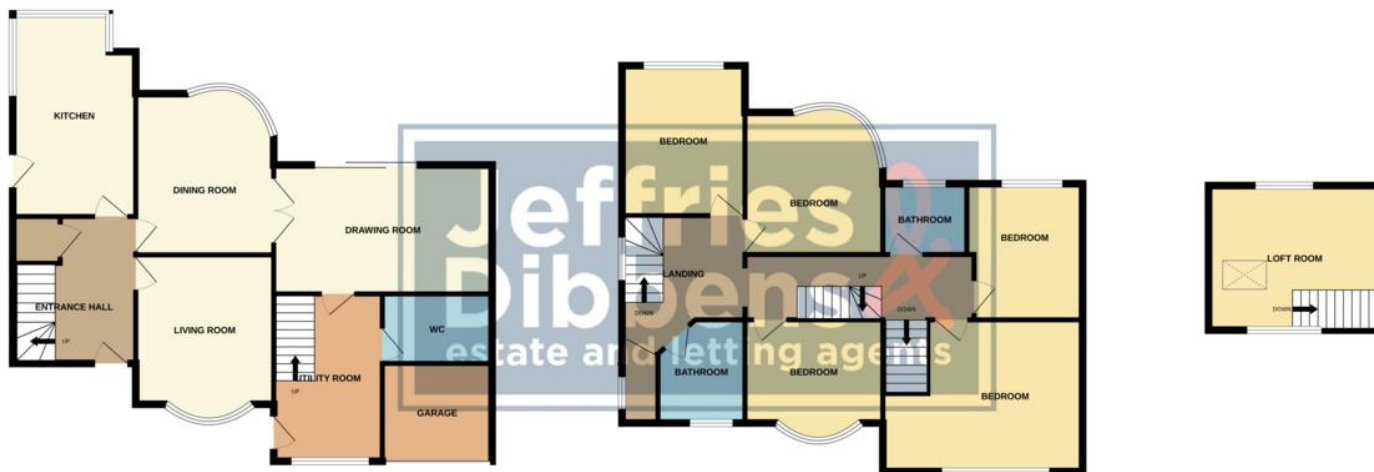
BEDROOM FIVE 10' 7" x 9' 10" (3.25m x 3.02m)

BATHROOM 6' 7" x 5' 4" (2.03m x 1.63m)

DRIVEWAY

GARDEN

GARAGE



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	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
Dibbens**
estate and letting agents

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

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