

**£340,000**  
**Brockhurst Road**  
Gosport, PO12 3DE



## PROPERTY SUMMARY

This attractive three-bedroom semi-detached home offers generous proportions, high ceilings, and an abundance of character throughout. The property includes a striking feature fireplace that adds warmth and personality to the main living space. The ground floor comprises two well-proportioned reception rooms, ideal for both family living and entertaining. The fitted kitchen/ diner benefits from underfloor heating, providing a comfortable and practical space for everyday use, while a convenient downstairs WC completes the layout. Upstairs, the property offers three spacious double bedrooms, all with air conditioning, a family bathroom, and a separate WC, making it well suited to family living. Externally, the rear enclosed garden provides a private outdoor retreat and includes a versatile outbuilding with power, lighting, and air conditioning.





This characterful home combines period charm with modern conveniences, offering a comfortable and stylish living environment.

#### **ENTRANCE PORCH**

#### **ENTRANCE HALL**

**LOUNGE** 12' 2" x 12' 10" (3.71m x 3.93m)

**RECEPTION ROOM** 12' 11" x 9' 9" (3.95m x 2.99m)

**KITCHEN DINER** 19' 9" x 11' 10" (6.04m x 3.63m)

**UTILITY ROOM** 6' 7" x 4' 5" (2.03m x 1.37m)

#### **DOWNSTAIRS WC**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 14' 1" x 12' 4" (4.31m x 3.76m)

**BEDROOM TWO** 11' 7" x 9' 10" (3.55m x 3.00m)

**BEDROOM THREE** 12' 4" x 9' 5" (3.78m x 2.88m)

#### **BATHROOM**

#### **SEPARATE WC**

#### **OUTSIDE**

#### **REAR ENCLOSED GARDEN**

**GARDEN ROOM** 18' 2" x 11' 1" (5.55m x 3.40m)

#### **DRIVEWAY WITH TURNTABLE**





TOTAL FLOOR AREA: 1586 sq ft. (147.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

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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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