

£500,000

37 Gomer Lane

Alverstoke, Gosport, Hampshire, PO12 2SF

Situated in a highly sought-after area of Alverstoke, just a stone's throw from the beach and well-regarded local schools, this generous detached family home offers spacious and versatile accommodation throughout. Set back from the road on a sizeable plot, the property benefits from a large driveway providing ample off-road parking, a garage and a private rear garden. Internally, the accommodation comprises four bedrooms, three good-sized reception rooms and a spacious kitchen/breakfast room, making it an ideal choice for family living. To arrange your viewing, please contact the Jeffries & Dibbens Gosport team. Our phone lines are open until 8pm.

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ENTRACE HALLWAY

WC

LIVING ROOM 18' 0" x 12' 8" (5.51m x 3.87m)

FAMILY ROOM 11' 9" x 9' 10" (3.60m x 3.02m)

DINING ROOM 18' 1" x 9' 11" (5.52m x 3.04m)

KITCHEN 13' 9" x 9' 10" (4.20m x 3.02m)

STAIRS AND LANDING

BEDROOM ONE 12' 10" x 10' 9" (3.92m x 3.29m)

BEDROOM TWO 18' 7" x 10' 8" (5.68m x 3.27m)

BEDROOM THREE 11' 6" x 10' 0" (3.52m x 3.07m)

BEDROOM FOUR 9' 11" x 5' 5" (3.04m x 1.66m)

BATHROOM

GARDEN

OFF ROAD PARKING & DRIVEWAY

GARAGE



GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

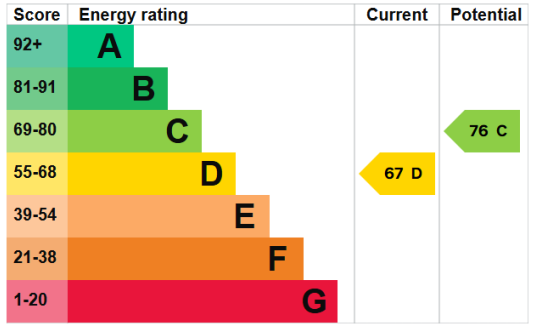
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

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

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

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