



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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Asking Price £310,000
Freehold



Front Door

Into:

Entrance Porch

Into:

Entrance Hall

Storage cupboards under stairs, radiator. Stairs to first floor, Doors to:

Lounge/ Dining Room

25,5 x 10'11 (7.62m,1.52m x 3.33m)

Skimmed ceiling, PVCu double glazed window to front elevation, 2 radiators, two wall lights, exposed brick arch open to kitchen from dining room. Open to:

Family Room

12'3 x 7'9 (3.73m x 2.36m)

Two Velux windows, vertical radiator, french doors and PVCu double glazed windows to rear garden, laminate flooring.

Cloakroom

White suite comprising vanity wash basin, WC, heated towel rail, Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation.

Kitchen

9'10 x 6'9 (3.00m x 2.06m)

Skimmed ceiling, re-fitted modern range of wall and base/drawer units with worksurface over, inset sink. induction hob with hod over, access to larder cupboard with plumbing for washing machine, eye level oven and microwave, integrated fridge/freezer.

First Floor Landing

Access to a loft space with pull down ladder, velux window, storage cupboards, carpeted, and further eaves storage.

Bedroom 1

13'7 x 10'6 (4.14m x 3.20m)

Skimmed ceiling, PVCu double glazed windows to front elevation, radiator, fitted wardrobes, draws and cupboards above the bed.

Bedroom 2

11'11 x 8'5 to wardrobes (3.63m x 2.57m to wardrobes)

Skimmed ceiling, PVCu double glazed windows to rear elevation, radiator, fitted wardrobes,

Bedroom 3

7'8 x 5'11 (2.34m x 1.80m)

Skimmed ceiling, PVCu double glazed windows to front elevation, radiator.

Shower Room

Modern Suite comprising of shower cubicle, vanity wash basin, WC, PVCu double glazed window to rear elevation, heated towel rail, fully tiled. extractor fan. Skimmed ceiling with spot lights.

Outside

Front Driveway

A blocked paved frontage offering off-road parking with a brick wall surrounding.

Rear Garden

A low maintenance enclosed South facing rear garden with a lawn area and paved area, shrub borders, leading to:

Double Garage

15'10 x 15'5 (4.83m x 4.70m)

Single electric door with access via the rear service road, power and light. Single door access via the rear garden.

