



**£325,000**  
**27 Wych Lane**  
Gosport, PO13 0TA

## PROPERTY SUMMARY

This well-presented three bedroom detached chalet bungalow offers comfortable and versatile living, ideal for a range of buyers. The property features a spacious master bedroom benefiting from a private en-suite upstairs, with two well-proportioned bedrooms on the ground floor. A modern downstairs bathroom adds further convenience. The fitted kitchen/diner is thoughtfully designed with ample storage and workspace, flowing easily into the main living area and making it ideal for everyday living. Throughout, the bungalow is well maintained and ready to move into. Externally, the property truly shines with its mature, well-kept garden, providing a peaceful and private outdoor space. A charming summer house sits within the garden, perfect for relaxing, entertaining, or use as a home office or hobby space. Located in a desirable setting, this attractive bungalow combines practical living with delightful outdoor features and early viewing is highly recommended.

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#### **ENTRANCE HALL**

**KITCHEN/DINER** 13' 3" x 8' 5" (4.04m x 2.59m)

**LOUNGE** 15' 10" x 11' 3" (4.85m x 3.43m)

**DINING ROOM** 12' 4" x 10' 0" (3.76m x 3.05m)

**BEDROOM TWO** 13' 5" x 10' 11" (4.09m x 3.35m)

#### **BATHROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 11' 10" x 10' 9" (3.61m x 3.28m)

#### **EN-SUITE**

**DRESSING ROOM** 5' 10" x 5' 4" (1.80m x 1.65m)

#### **OUTSIDE**

#### **FRONT & REAR GARDENS**

#### **SUMMER HOUSE**

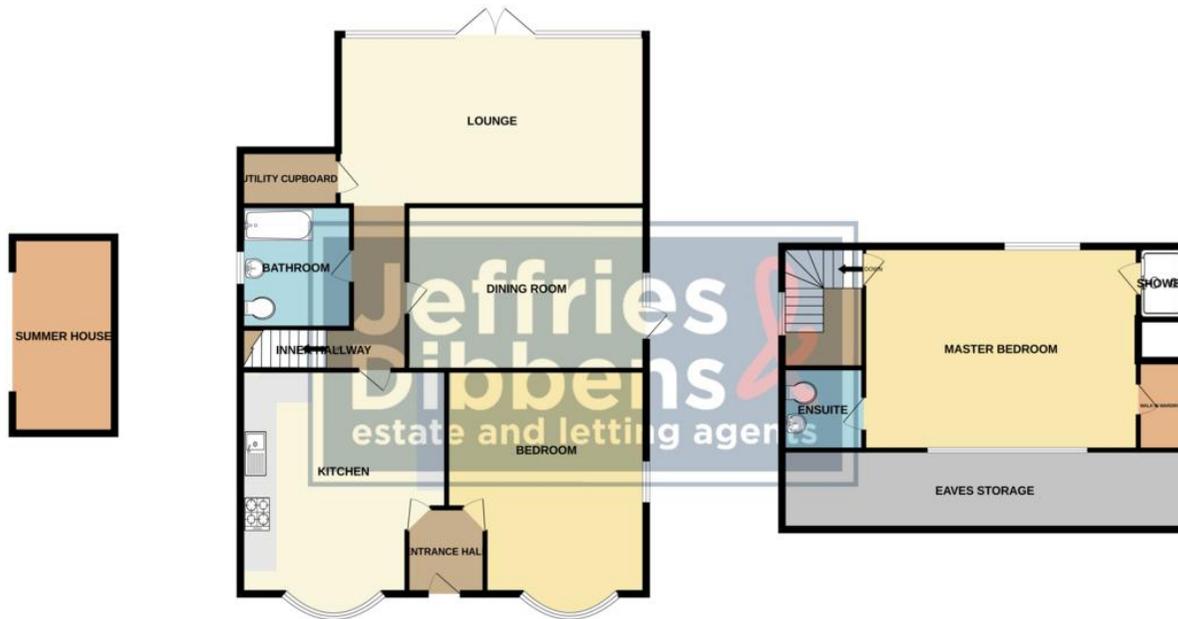
**AGENTS NOTE** Peppercorn rent payable on a strip of land in rear garden.



OUTBUILDING

GROUND FLOOR

1ST FLOOR



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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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