

£310,000
35 Solebay Way

Alver Village, Gosport, Hampshire, PO13 8NQ



A modern and well-presented four-bedroom townhouse offering spacious and versatile accommodation arranged over multiple levels. The property boasts a bright and generous lounge/dining room, ideal for family living and entertaining. A contemporary fitted kitchen provides ample storage and worktop space. The master bedroom benefits from an en-suite shower room, complemented by a well-appointed family bathroom while outside the property is further enhanced by a private driveway offering convenient off-road parking and rear enclosed garden. An excellent home suited to families or professionals, and early viewing is advised.

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ENTRANCE HALL

CLOAKROOM

LOUNGE/DINING ROOM 13' 8" x 12' 5" (4.19m x 3.81m)

FIRST FLOOR LANDING

BEDROOM TWO 13' 8" x 12' 5" (4.19m x 3.81m) maximum measurements.

BEDROOM FOUR 9' 3" x 6' 9" (2.84m x 2.06m)

BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM 13' 8" x 12' 5" (4.19m x 3.81m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 13' 8" x 9' 3" (4.19m x 2.84m)

OUTSIDE

REAR ENCLOSED GARDEN

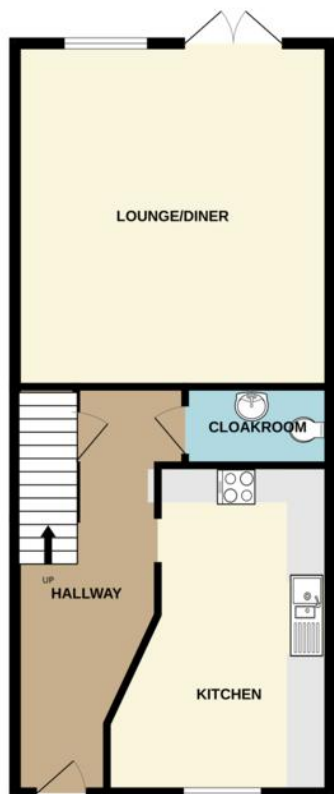
DRIVEWAY

AGENTS NOTES Tenure Freehold

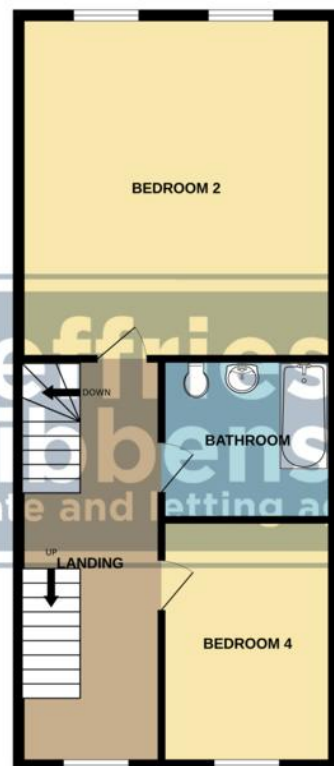
Service charges payable to estate management £375 PA.



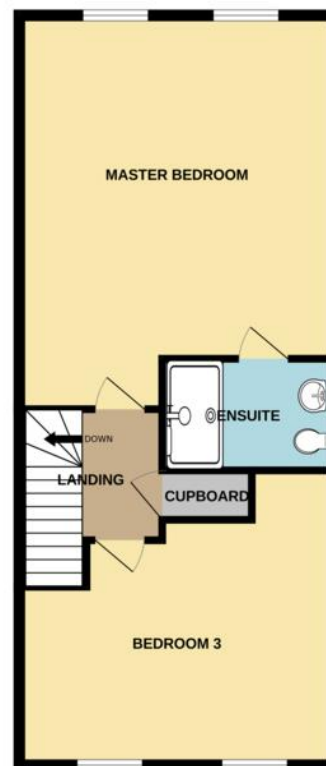
GROUND FLOOR



1ST FLOOR



2ND 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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
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