

£240,000 - £260,000

4 Brewers Lane

Gosport, PO13 0JY

PROPERTY SUMMARY ***GUIDE PRICE £240,000-£260,000***

A charming two-bedroom semi-detached home with a delightful cottage feel, perfect for those seeking character and comfort. This well-presented property features a fitted kitchen with ample storage and workspace, alongside a cosy living area ideal for relax ing or entertaining. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, thoughtfully arranged for practicality and ease of living. The home benefits from double glazing throughout, ensuring warmth and energy efficiency. Externally, the property boasts both front and rear gardens, providing pleasant outdoor spaces for gardening, entertaining, or simply enjoying the surroundings. Off-road parking adds further convenience. This attractive home combines traditional charm with modern essentials, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

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ENTRANCE HALL

KITCHEN 15' 2" x 7' 11" (4.64m x 2.42m)

LOUNGE 17' 1" x 11' 11" (5.22m x 3.64m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 11" x 10' 4" (3.65m x 3.17m)

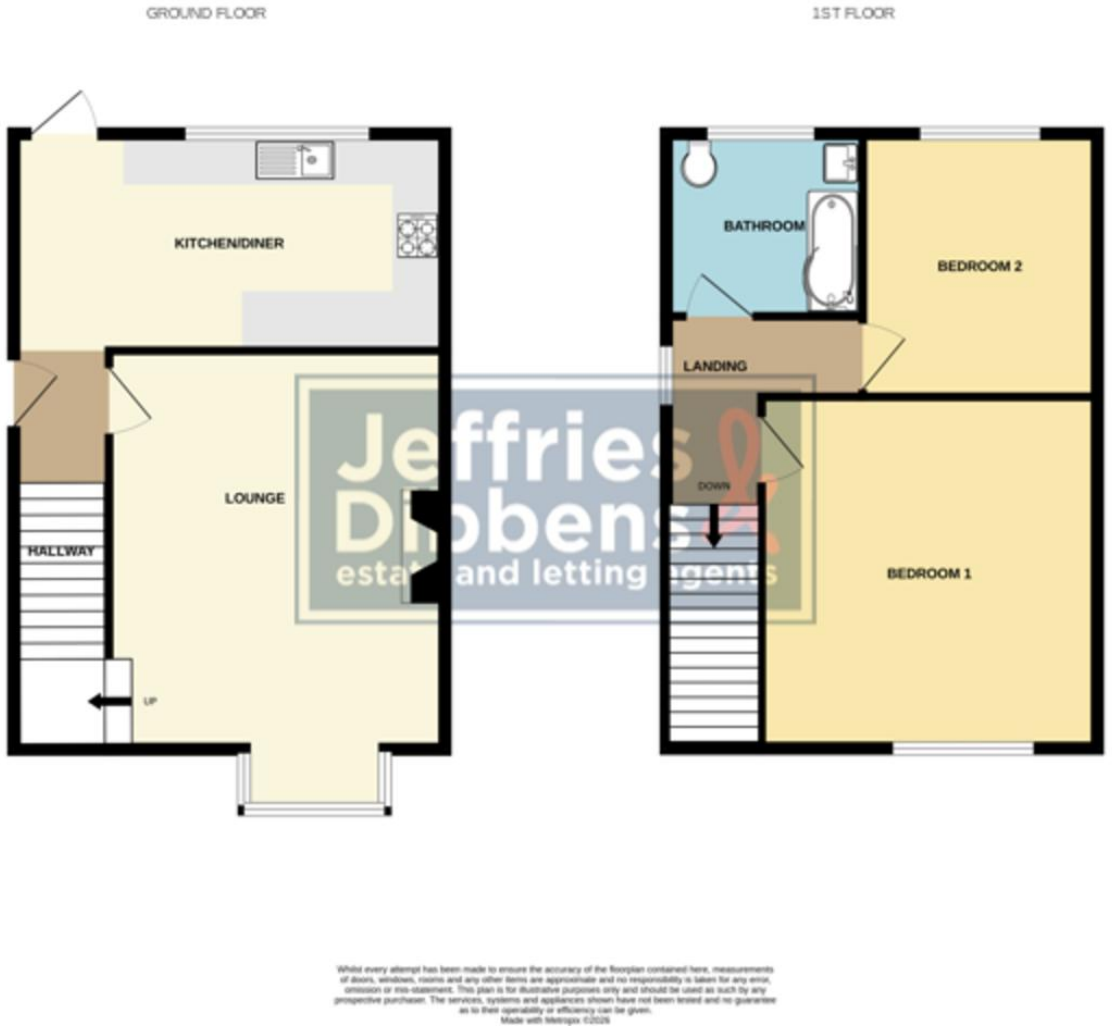
BEDROOM TWO 10' 11" x 7' 10" (3.35m x 2.41m)

BATHROOM

OUTSIDE

FRONT AND REAR GARDENS

DRIVEWAY



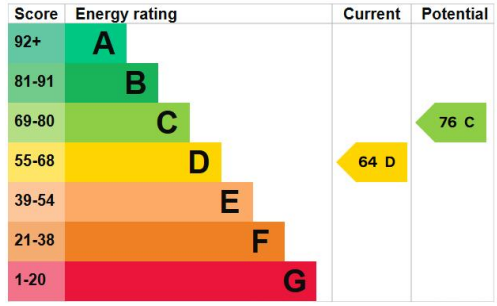
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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