



GUIDE PRICE
£350,000 - £365,000
7 Hamilton Grove
Peel Common, Gosport, PO13 0PZ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this extended three bedroom detached bungalow situated in the sought after location of Peel Common. This well presented property boasts a spacious living/dining room, extended kitchen/diner, modern bathroom, three bedrooms, landscaped garden, garage with extra parking and so much more. Properties such as this are in high demand and therefore an early viewing is strongly advised. Please call our Gosport office without delay to arrange an internal viewing, phone lines open until 8PM.





ENTRANCE PORCH

LOUNGE/DINER 20' 7" x 18' 2" (6.27m x 5.54m) L-SHAPED

KITCHEN/DINER 17' 3" x 15' 0" (5.26m x 4.57m)

BEDROOM ONE 12' 3" x 10' 11" (3.73m x 3.33m)

BEDROOM TWO 10' 8" x 8' 11" (3.25m x 2.72m)

BEDROOM THREE 8' 11" x 7' 3" (2.72m x 2.21m)

BATHROOM

GARAGE

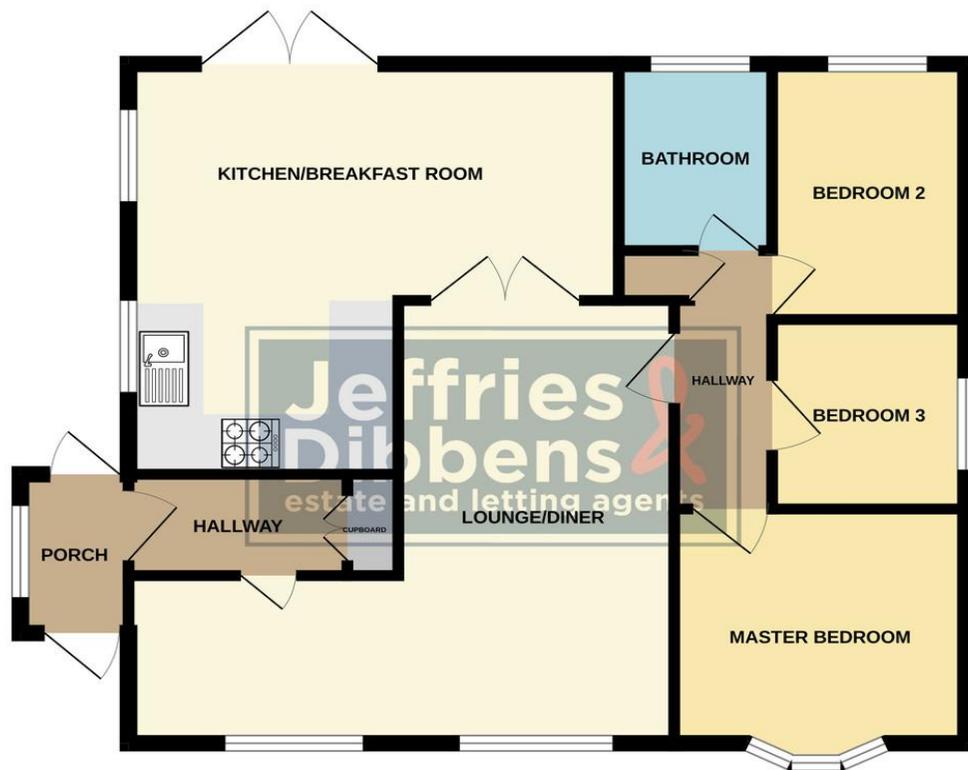
AGENTS NOTE

Freehold

Estate Charge - £610 per annum



GROUND 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

EPC to follow

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

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