



£515,000

1 The Drive, Peel Common

Gosport, Hampshire PO13 0QB

PROPERTY SUMMARY

Set on a generous plot in a highly desirable location, this substantial detached property offers an exceptional opportunity for an extended family seeking both space and flexibility. Thoughtfully arranged, the home provides well balanced and adaptable accommodation, perfectly suited to modern living while offering scope to grow and evolve with your needs. The ground floor boasts three impressive reception rooms, creating a range of versatile living and entertaining spaces, alongside a conservatory that enjoys pleasant views over the garden. The kitchen is well positioned and complemented by a separate utility room / WC, enhancing the practicality of day-to-day living while the upstairs offers four well-proportioned bedrooms and a spacious family bathroom. Externally, the property truly excels, benefiting from a private, southerly facing garden that is not overlooked, offering a tranquil and secluded setting ideal for outdoor dining and relaxation. Rare for the area, the property also features off-road parking via a driveway, in addition to a garage. Combining generous proportions with a sought-after setting, this is a wonderful home with broad appeal, offering both immediate comfort and long-term potential.





Entrance Porch:

Entrance Hallway:

Ground Floor Cloakroom / Utility Room:

Kitchen: 12'3" x 10' (3.73m x 3.05m)

Dining Room: 12'5" x 10'6" (3.78m x 3.2m)

Lounge: 16'6" x 12'3" (5.03m x 3.73m)

Conservatory / Sun Lounge: 13'4" x 6'8" (4.06m x 2.03m)

Family Room / Bedroom Five: 16'5" x 12'2" (5m x 3.7m)

Stairs & Landing:

Bedroom One: 13'2" x 11'1" (4.01m x 3.38m)

Sun Room: 6'10" x 4'11" (2.08m x 1.5m)

Balcony: 9'3" x 5'2" (2.82m x 1.57m)

Bedroom Two: 12'3" x 8'7" (3.73m x 2.62m)

Bedroom Three: 10'2" x 8'6" (3.1m x 2.6m)

Bedroom Four: 9'1" x 6'9" (2.77m x 2.06m)

Bathroom

Garage: 18'6" x 9'1" (5.64m x 2.77m)

Southerly Facing Garden:

Agents Notes

There is the remainder of a 999 year lease with approximately 935 years remaining. There is a maintenance charge of £680 per year which goes towards the upkeep of the communal gardens. There is a fixed ground rent of £5 per year.



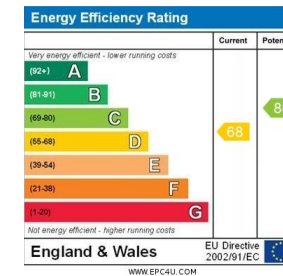
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

COUNCIL TAX BAND
Band E

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.



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