

GUIDE PRICE

£480,000 - £495,000

8 Grays Close

Alverstoke, Gosport, Hampshire, PO12 2QL

Nestled in a quiet cul-de-sac and within walking distance of the beach, this beautifully modernised and spacious four-bedroom detached home offers generous accommodation and a wealth of desirable features. Recently updated throughout, the property benefits from a modern boiler installed just two years ago and ample storage space across the home. The well-presented accommodation comprises spacious living areas, a convenient downstairs WC, and four well-proportioned bedrooms, making it an ideal choice for growing families. Externally, the property boasts a recently landscaped, westerly-facing rear garden while further benefits include a detached garage and multiple off-road parking spaces, catering perfectly to busy family life. An early viewing is highly recommended to fully appreciate everything this superb home has to offer. Please contact our Gosport team today – phone lines are open until 8:00pm.





ENTRANCE HALL

WC

LOUNGE 17' 10" x 12' 0" (5.45m x 3.67m)

DINING ROOM 10' 0" x 9' 7" (3.07m x 2.93m)

KITCHEN 11' 4" x 10' 8" (3.47m x 3.26m)

STAIRS AND LANDING

BEDROOM ONE 12' 5" x 11' 0" (3.79m x 3.36m)

BEDROOM TWO 11' 11" x 8' 4" (3.64m x 2.56m)

BEDROOM THREE 11' 8" x 6' 4" (3.58m x 1.95m)

BEDROOM FOUR 9' 10" x 8' 3" (3.00m x 2.54m)

BATHROOM 8' 4" x 5' 8" (2.56m x 1.75m)

GARDEN WESTERLY FACING

GARAGE



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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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.



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