

GUIDE PRICE

**£415,000 - £435,000**

**66 St. Helens Road**

Alverstoke, Gosport, Hampshire, PO12 2RN



This extended three-bedroom detached home is situated in one of Gosport's most sought-after locations, just a short distance from the seafront and within the desirable Bay House catchment area. The property located in a peaceful pocket of Alverstoke has been well maintained throughout the current owners tenure and offers generous living accommodation space throughout. Highlights include spacious reception rooms, a large kitchen, and three well-proportioned bedrooms. Additional benefits comprise a downstairs WC, private driveway, and off-road parking. For further information or to arrange a viewing, please contact our Gosport team. Phone lines are open until 8pm.







## **ENTRANCE HALL**

### **WC**

**LIVING ROOM** 22' 2" x 11' 8" (6.77m x 3.57m)

**DINING ROOM** 9' 6" x 8' 2" (2.91m x 2.49m)

**KITCHEN** 20' 7" x 9' 10" (6.28m x 3.02m)

### **STAIRS & LANDING**

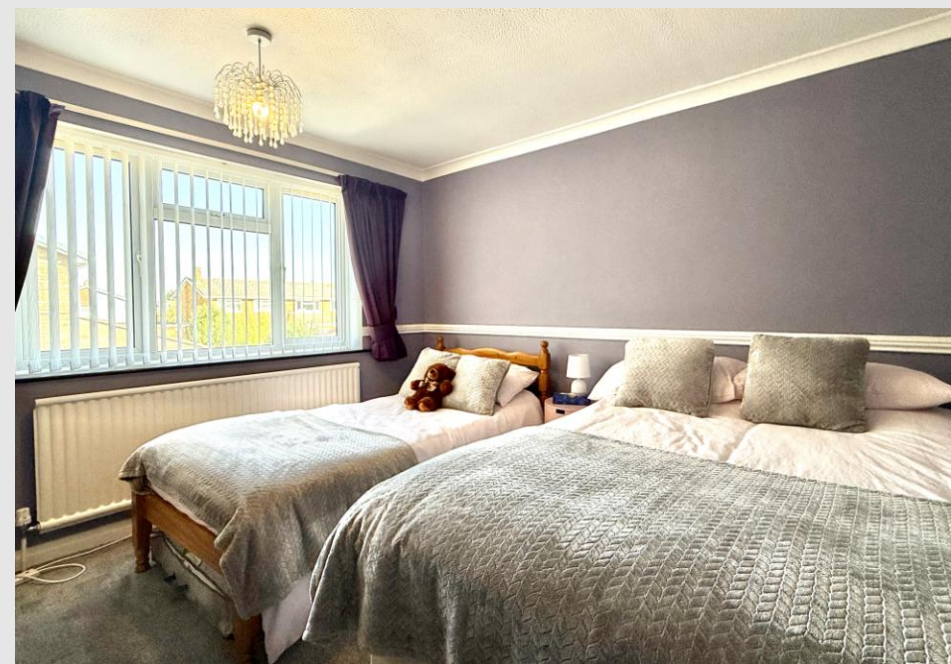
**BEDROOM ONE** 12' 2" x 10' 5" (3.71m x 3.19m)

**BEDROOM TWO** 10' 5" x 10' 9" (3.19m x 3.30m)

**BEDROOM THREE** 9' 0" x 7' 9" (2.75m x 2.37m)

**BATHROOM** 8' 0" x 7' 7" (2.45m x 2.33m)

### **GARAGE**



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

EPC awaited

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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