



OFFERS IN EXCESS OF
£435,000

126 Rowner Lane
Gosport, PO13 0ES

Offering substantial potential, this attractive detached and extended chalet bungalow sits on a generous plot, is set well back from the road and is offered with no onward chain. The property benefits from a large driveway providing ample off-road parking and leads to a well-proportioned home comprising three spacious reception rooms, newly fitted kitchen and three double bedrooms, including an en-suite to the principal bedroom. A particular highlight is the large, mature and highly private rear garden, which is not overlooked and provides an excellent space for outdoor entertaining, family use or further enhancement. Additional features include a large detached summerhouse/workshop and a garage attached to the property. Located in a popular and family-friendly area on the outskirts of Gosport, the property is conveniently positioned close to transport links, local amenities and well-regarded schools.

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ENTRANCE HALL

SHOWER ROOM

BEDROOM THREE 11' 1" x 8' 9" (3.40m x 2.68m)

DINING ROOM 18' 6" x 8' 8" (5.64m x 2.65m)

KITCHEN/BREAKFAST ROOM 18' 6" x 8' 0" (5.64m x 2.46m)

LOUNGE/DINER 18' 6" x 20' 2" (5.65m x 6.17m) MAX

UTILITY ROOM

CONSERVATORY 17' 8" x 12' 5" (5.40m x 3.80m)

FIRST FLOOR LANDING

MASTER BEDROOM 15' 10" x 11' 10" (4.85m x 3.61m)

ENSUITE 5' 4" x 6' 9" (1.64m x 2.08m)

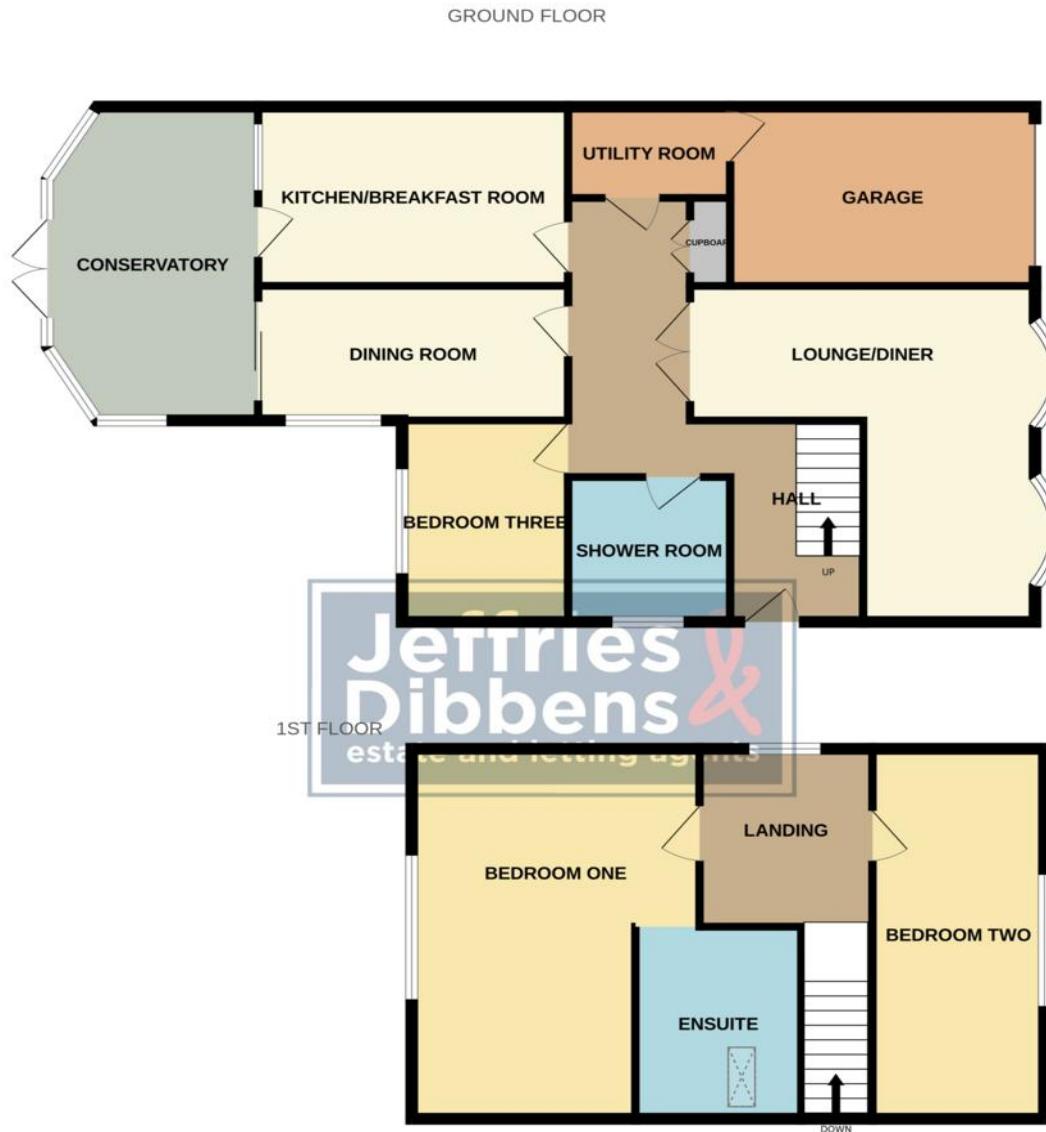
BEDROOM TWO 11' 7" x 11' 8" (3.54m x 3.56m)

GARDEN

SUMMERHOUSE 29' 6" x 14' 9" (9m x 4.5m)

GARAGE



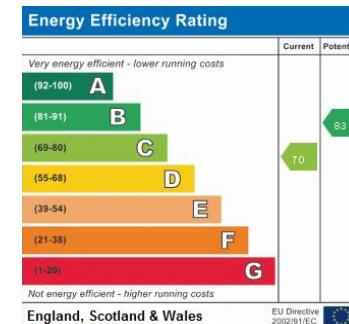


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

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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