



GUIDE PRICE  
**£275,000 - £300,000**  
**142 Clayhall Road**  
Alverstoke, Gosport, PO12 2AJ

## PROPERTY SUMMARY

\*\*\*Guide Price £275,000 - £300,000\*\*\* Located on the popular Clayhall Road, a short walk from the Stokes Bay seafront is this well presented three bedroom family home. This semi-detached family home built in the 1800's is in our opinion a must see and benefits from three bedrooms, an upstairs recently fitted shower room, downstairs cloakroom, modern kitchen, spacious lounge and separate dining room, low maintenance garden and so much more. We anticipate that this delightfully unique property will attract a lot of interest so please contact the Gosport office now to avoid missing out, phone lines open until 8PM.





**PORCH**

**LOUNGE** 22' 4" x 12' 7" (6.82m x 3.84m)

**CLOAKROOM**

**DINING ROOM** 14' 6" x 12' 9" (4.43m x 3.89m)

**KITCHEN** 8' 7" x 7' 2" (2.62m x 2.19m)

**FIRST FLOOR**

**BEDROOM ONE** 9' 3" x 12' 9" (2.84m x 3.89m)

**BEDROOM TWO** 9' 3" x 9' 3" (2.84m x 2.84m)

**BEDROOM THREE** 7' 1" x 7' 1" (2.18m x 2.17m)

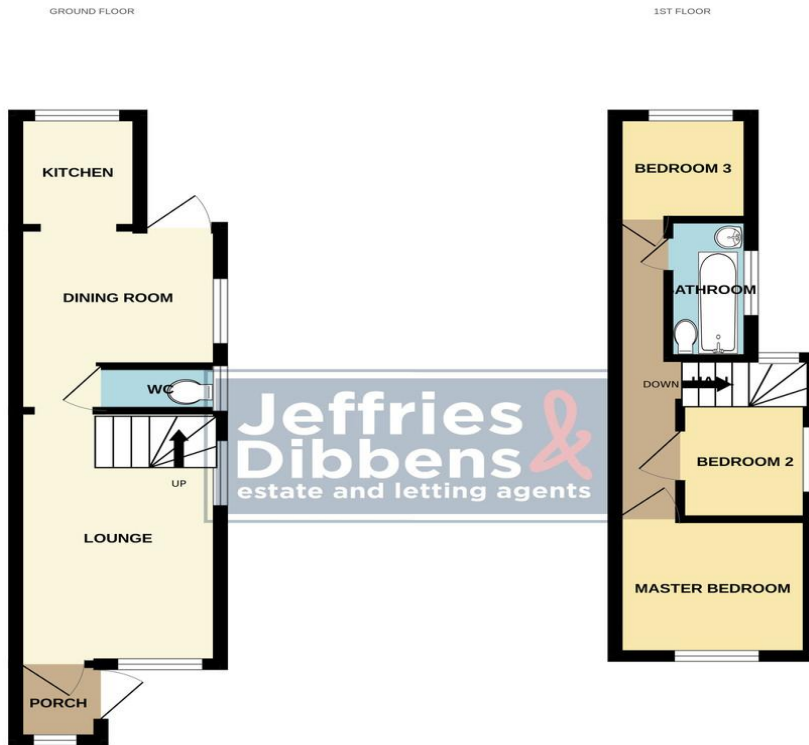
**SHOWER ROOM**

**GARDEN**

**AGENTS NOTE** Freehold

Council Tax Band B





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 B

**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 & Co.**  
estate and letting agents

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