



£230,000
4 Eastbourne Avenue
Gosport, Hampshire, PO12 4NT

This four-bedroom extended home is offered for sale with no forward chain and presents an excellent opportunity for buyers looking to put their own stamp on a well-proportioned property. Situated in the heart of Elson, the home would benefit from cosmetic modernisation but offers significant potential to create a comfortable and stylish family residence. Externally, the property provides scope for off-road parking to the front, along with a vehicular access alleyway to the rear. The garden enjoys a southerly aspect, making it a great space to relax or entertain. Early viewing is recommended to fully appreciate the potential on offer. To arrange your visit, please contact the Jeffries & Dibbens Gosport team — phone lines are open until 8PM.

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ENTRANCE HALLWAY

LOUNGE / DINER 26' 0" x 11' 0" (7.94m x 3.36m)

KITCHEN 14' 6" x 7' 9" (4.44m x 2.37m)

RECEPTION ROOM / BEDROOM FOUR 10' 2" x 7' 1" (3.10m x 2.16m)

SHOWER ROOM 8' 0" x 6' 0" (2.44m x 1.84m)

STAIRS AND LANDING

BEDROOM ONE 14' 4" x 9' 6" (4.39m x 2.92m)

BEDROOM TWO 11' 5" x 9' 6" (3.49m x 2.92m)

BEDROOM THREE 7' 5" x 6' 1" (2.27m x 1.86m)

BATHROOM 6' 1" x 5' 7" (1.87m x 1.71m)

GARDEN 32' 9" x 0' 0" (10m x 0m)



GROUND FLOOR
2911 sq ft. (24.9 sq m.) approx.



1ST FLOOR
205 sq ft. (24.0 sq m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(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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