




Explosion!
R&B

Jeffries & Dibbens
FOR SALE
023 9266 2125
www.jd.co.uk

£375,000
37 Heritage Way
Gosport, PO12 4FG



Set within an area rich in coastal heritage, this well-presented four-bedroom townhouse offers spacious and versatile living accommodation, ideally positioned close to the harbour and local amenities. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a modern fitted kitchen with ample storage and workspace, and a bright and comfortable lounge with access to the rear garden. Arranged over the upper floors are four generously sized bedrooms, including two benefiting from their own en-suite shower rooms, providing added comfort and privacy. A contemporary family bathroom serves the remaining bedrooms. Externally, the property features both front and rear gardens, offering outdoor space for leisure and gardening. A garage provides secure storage or parking, with additional off-road parking available directly in front. This attractive home combines practical living with a desirable location, making it an excellent choice for families.

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ENTRANCE HALL

KITCHEN 8' 0" x 7' 0" (2.46m x 2.15m)

LOUNGE 14' 2" x 11' 11" (4.34m x 3.65m)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 11' 11" (3.68m x 3.65m) Maximum measurements.
Fitted Wardrobes.

ENSUITE SHOWER ROOM

BEDROOM FOUR 11' 5" x 7' 0" (3.50m x 2.15m)

SECOND FLOOR LANDING

BEDROOM TWO 12' 0" x 8' 0" (3.68m x 2.46m)

ENSUITE SHOWER ROOM

BEDROOM THREE 10' 1" x 9' 0" (3.09m x 2.76m) Maximum measurements.

FAMILY BATHROOM

OUTSIDE

FRONT & REAR ENCLOSED GARDENS

GARAGE In block



GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Hesigns 02026

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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