



GUIDE PRICE

**£315,000 - £325,000**

**124 Southcroft Road**

Gosport, Hampshire, PO12 3LE

This well-presented semi-detached chalet bungalow is situated within the highly sought-after Southcroft Estate and offers extended, modernised accommodation that is both spacious and versatile. The property boasts a number of desirable features including owned solar panels, an en-suite bathroom, a newly fitted kitchen, and a log burner in the main living space. The accommodation is well balanced, with a generous living area ideal for both relaxing and entertaining. Further benefits include off-road parking to the front of the property. This is an excellent opportunity to acquire a modern home in a popular location, and early viewing is strongly recommended. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing, phone lines open until 8pm.





## ENTRANCE HALLWAY

LOUNGE/DINER 19' 6" x 22' 4" (5.96m x 6.83m)

KITCHEN 9' 0" x 12' 6" (2.75m x 3.83m)

BEDROOM ONE 10' 4" x 12' 5" (3.17m x 3.79m)

BATHROOM 8' 11" x 8' 5" (2.73m x 2.59m)

## LANDING

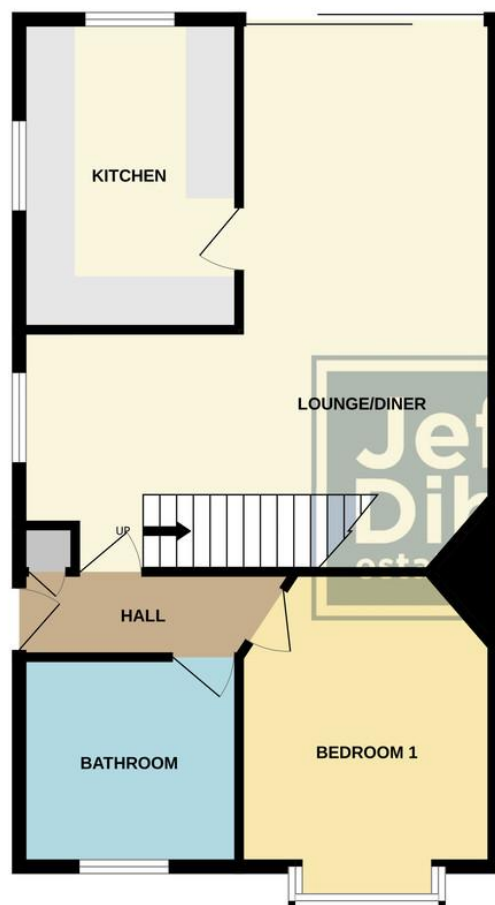
BEDROOM TWO 12' 3" x 8' 1" (3.74m x 2.48m)

ENSUITE 5' 4" x 11' 6" (1.63m x 3.53m)

BEDROOM THREE 10' 7" x 6' 2" (3.25m x 1.88m)



GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**

Gosport

**TENURE**

Freehold

**COUNCIL TAX BAND**

Band C

**VIEWINGS**

By prior appointment only

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 80   C    |
| 55-68                    | D             | 61   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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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