



PROPERTY SUMMARY

An attractive three-bedroom family home located on the highly regarded Gomer Estate, offering convenient access to the seafront and the well-respected Bay House School. The property has been extended to provide an impressive open-plan living environment, seamlessly combining a family area with a kitchen and dining space. This superb area is enhanced by bi-fold doors and a skylight, creating a bright and welcoming setting ideal for modern family living and entertaining.

The accommodation further comprises a separate living room, contemporary bathroom and three well-proportioned bedrooms. Outside, the property benefits from off-road parking for two cars and a garage.

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Entrance Porch

Lounge 5.11m x 3.23m (16' 9" x 10' 7")

Kitchen/Diner 5.78m x 2.69m (18' 12" x 8' 10")

Family Room 3.04m x 5.91m (9' 12" x 6' 3")

Stairs & Landing

Bedroom One 4.44m x 3.24m (14' 7" x 10' 8")

Bedroom Two 3.51m x 3.22m (11' 6" x 10' 7")

Bedroom Three 3.42m x 2.53m (11' 3" x 8' 4")

Bathroom

Driveway parking for two cars

Garage

Agents Note

Freehold

Council Tax Band C



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doorways and any other items are approximate and are for guidance purposes only. Any 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 equipment shown have not been tested and no guarantee is given as to their operability or efficiency.

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC to follow

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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.