



**Jeffries  
Dibbens** &  
estate and letting agents

GUIDE PRICE

**£380,000 - £400,000**

**30 Molesworth Road**

Gosport, Hampshire, PO12 1QU

A beautiful and versatile four-storey townhouse, rich in period features and situated in a central location within Gosport. The property has been well maintained by the current owners and offers an excellent balance of character and modern living throughout. The basement level features a stunning open-plan kitchen breakfast space fitted with contemporary units and quartz worktops, creating an ideal area for both family living and entertaining. A separate utility room and WC is also located on this level. On the ground floor, two reception rooms showcase a wealth of character, including exposed and reconditioned floorboards, period coving, feature fireplace and Thomas Sanderson plantation shutters. The two reception rooms also link together via attractive partition shutters, allowing the space to be opened up or separated as desired. The upper floors provide four well-proportioned bedrooms and a luxurious four-piece family bathroom, complete with a freestanding bath. Externally, the property benefits from a south-westerly facing rear garden with the added advantage of side access. Early viewing is highly recommended to fully appreciate the space and character this home has to offer. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing. Phone lines are open until 8pm.

- 4 
- 1 
- 3 





### **ENTRANCE HALL**

**LIVING ROOM** 12' 4" x 11' 3" (3.78m x 3.45m)

**DINING ROOM** 11' 6" x 10' 2" (3.51m x 3.12m)

### **KITCHEN/BREAKFAST ROOM / FAMILY ROOM**

**KITCHEN** 16' 4" x 10' 9" (5m x 3.28m)

**FAMILY ROOM** 15' 1" x 11' 1" (4.6m x 3.38m)

**UTILITY ROOM** 8' 11" x 7' 8" (2.74m x 2.36m)

### **WC**

**BEDROOM ONE** 14' 11" x 11' 3" (4.57m x 3.43m)

**BEDROOM TWO** 10' 4" x 11' 5" (3.15m x 3.48m)

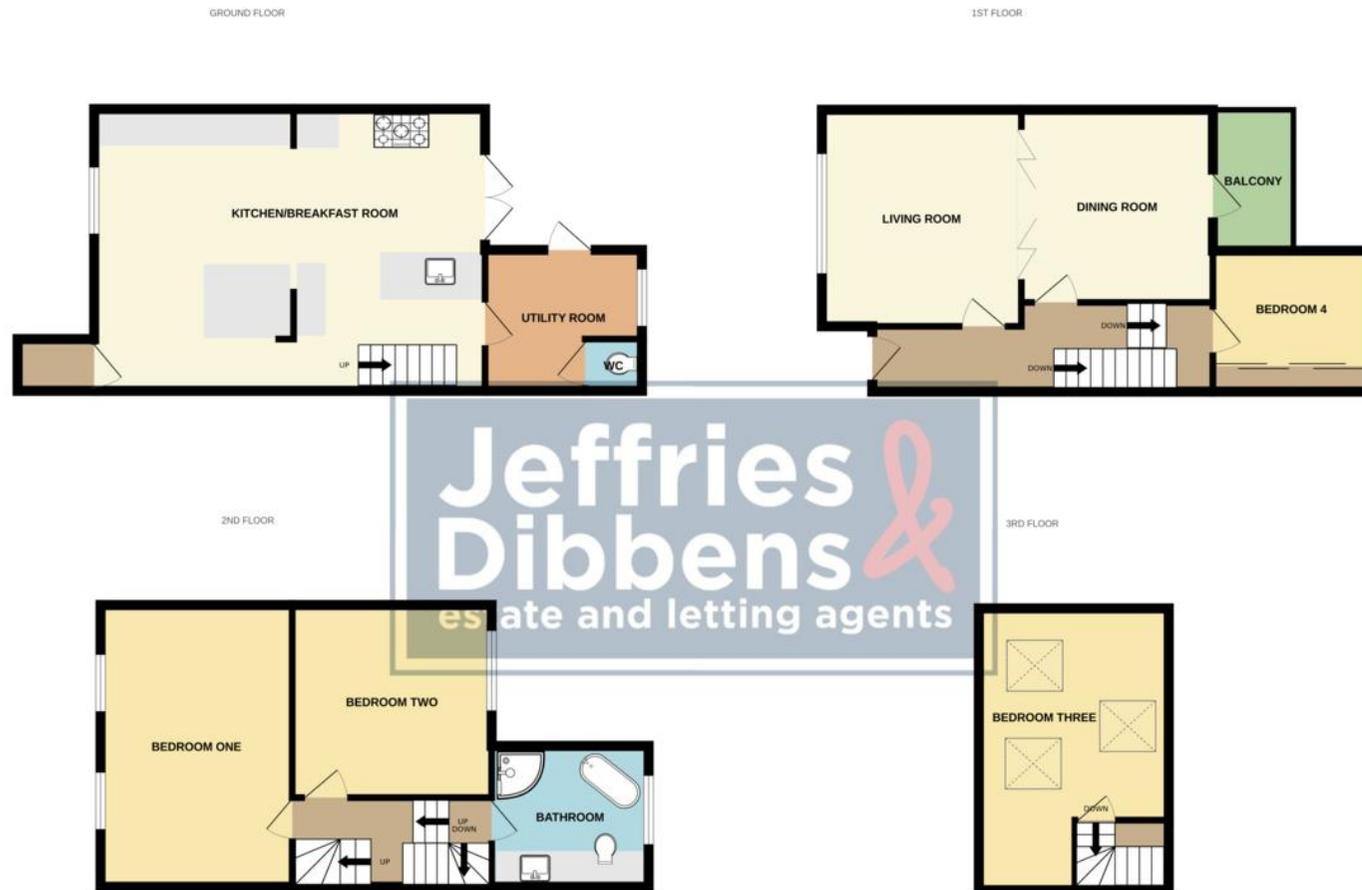
**BEDROOM THREE** 15' 1" x 11' 1" (4.6m x 3.38m)

**BEDROOM FOUR** 9' 8" x 7' 10" (2.97m x 2.38m)

**BATHROOM** 9' 1" x 7' 9" (2.77m x 2.36m)

**REAR GARDEN, TERRACE, SIDE ACCESS**





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 Metropix ©2026

**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		69
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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

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