

GROUND FLOOR

1ST FLOOR



Chambers
Sales and Lettings

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.
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**Offers Over £250,000
Freehold**

 2
  1
  2
  D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This immaculate two bedroom property is conveniently located in Elson and close to local schools. The accommodation comprises a porch into an entrance hall, lounge, separate dining room and a modern kitchen with breakfast bar, two double sized bedrooms and a family bathroom. Externally, the property offers a large rear garden offering a good degree of privacy and scope to extend the property or build outside sheds/office etc. There is also a driveway providing off-road parking to the front. This property has been well loved by the present owners and would ideally suit a first time buyer or a small family. An additional benefit is the combi boiler is less than three years old. Please call Chambers Sales and Lettings on 01329 665700 to arrange a viewing and avoid missing out.

Porch
Entrance Hallway
Accessed via a composite door, stairs to first floor landing.

Lounge
11'0" x 10'10" (3.37 x 3.31)
Double glazed window to front elevation, radiator.

Dining Room
14'4" x 10'11" (4.38 x 3.33)
Double glazed window to rear elevation, access to understairs storage cupboard, vertical radiator, door to:

Kitchen
15'5" x 9'1" (4.70 x 2.77)
Fitted with a range of modern wall and base cupboard/drawers with work surfaces over incorporating a breakfast bar, inset one and half bowl sink unit with mixer tap, integrated appliances including a four burner gas hob with oven under and cooker hood over, integrated dishwasher and fridge/freezer, space for washing machine, Worcester combi boiler in concealed cupboard (almost three years old), laminate wood flooring, UPVC double glazed side window and door to garden, access to roof space via void.

First Floor Landing
Doors to bedroom one, two and family bathroom.

Bedroom One
14'5" x 10'11" (4.40 x 3.35)
Double glazed window to front elevation, access to storage cupboard radiator.

Bedroom Two
11'10" x 8'7" (3.61 x 2.62)
Double glazed window to rear elevation, radiator.

Family Bathroom
Double glazed window to rear elevation, fitted with a white panel bath with separate shower over, low level WC, pedestal wash hand basin,

Rear Garden
A very large rear garden measuring over 100ft offering a good deal of privacy, fully enclosed with a timber summerhouse.

Front Driveway
Own private driveway providing off road parking.