



GUIDE PRICE  
**£365,000**  
**37 Heritage Way**  
Gosport, PO12 4FG

## PROPERTY SUMMARY

\*\*\*Guide Price £365,000-£375,000\*\*\*. 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.





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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



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The plans are for general guidance purposes only and should be used as a guide only. The agent's liability is limited to the amount of the fee paid. No other liability shall be accepted. Name and telephone number.

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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