



**Guide Price £300,000 - £325,000**  
**2 Brewers Lane**  
Gosport, Hampshire, PO13 0JY

\*\*\*Guide Price £300,000 - £325,000\*\*\* Tucked away in a peaceful cul-de-sac and set back from the road, this charming and individual two-bedroom cottage has been thoughtfully updated, blending modern comforts with its original character. The property retains a wealth of period features, including attractive exposed brickwork in the kitchen, while the spacious and inviting lounge boasts a feature log burner-perfect for cosy evenings. The ground floor also benefits from a convenient WC. Outside, a south-facing, sun-trap garden provides an ideal space for relaxation, complemented by a secondary garden area offering additional versatility. A self-contained annex further enhances the home, presenting excellent potential for guest accommodation, rental income, home working, or multi-generational living. Upstairs, the property features a stylish, modern bathroom and two well-proportioned bedrooms with fitted storage. Early viewing is highly recommended to fully appreciate the unique charm and quality of this delightful home. Presented in move-in ready condition, it requires no further work. To arrange your viewing, please contact Jeffries & Dibbens, Gosport-phone lines are open until 8pm.





## **ENTRANCE HALLWAY**

### **WC**

**KITCHEN/DINER** 14' 2" x 15' 3" (4.32m x 4.67m)

**LOUNGE** 15' 3" x 13' 10" (4.67m x 4.24m)

### **STAIRS AND LANDING**

**BEDROOM ONE** 11' 6" x 10' 11" (3.52m x 3.33m)

**BEDROOM TWO** 10' 10" x 7' 10" (3.32m x 2.39m)

**BATHROOM** 7' 11" x 6' 10" (2.42m x 2.10m)

**ANNEX** 17' 10" x 10' 1" (5.44m x 3.09m)

**SHOWER ROOM** 7' 2" x 2' 11" (2.20m x 0.91m)



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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  
Dibbens**  
estate and letting agents

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