



GUIDE PRICE £325,000-£345,000
26 Brockhurst Road
Gosport, PO12 3DE

PROPERTY SUMMARY

This attractive three-bedroom semi-detached home offers generous proportions, high ceilings, and an abundance of character throughout. The property includes a striking feature fireplace that adds warmth and personality to the main living space. The ground floor comprises two well-proportioned reception rooms, ideal for both family living and entertaining. The fitted kitchen/diner benefits from underfloor heating, providing a comfortable and practical space for everyday use, while a convenient downstairs WC completes the layout. Upstairs, the property offers three spacious double bedrooms, all with air conditioning, a family bathroom, and a separate WC, making it well suited to family living. Externally, the rear enclosed garden provides a private outdoor retreat and includes a versatile outbuilding with power, lighting, and air conditioning.





ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 12' 2" x 12' 10" (3.71m x 3.93m)

RECEPTION ROOM 12' 11" x 9' 9" (3.95m x 2.99m)

KITCHEN DINER 19' 9" x 11' 10" (6.04m x 3.63m)

UTILITY ROOM 6' 7" x 4' 5" (2.03m x 1.37m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE 14' 1" x 12' 4" (4.31m x 3.76m)

BEDROOM TWO 11' 7" x 9' 10" (3.55m x 3.00m)

BEDROOM THREE 12' 4" x 9' 5" (3.78m x 2.88m)

BATHROOM WITH SEPARATE WC

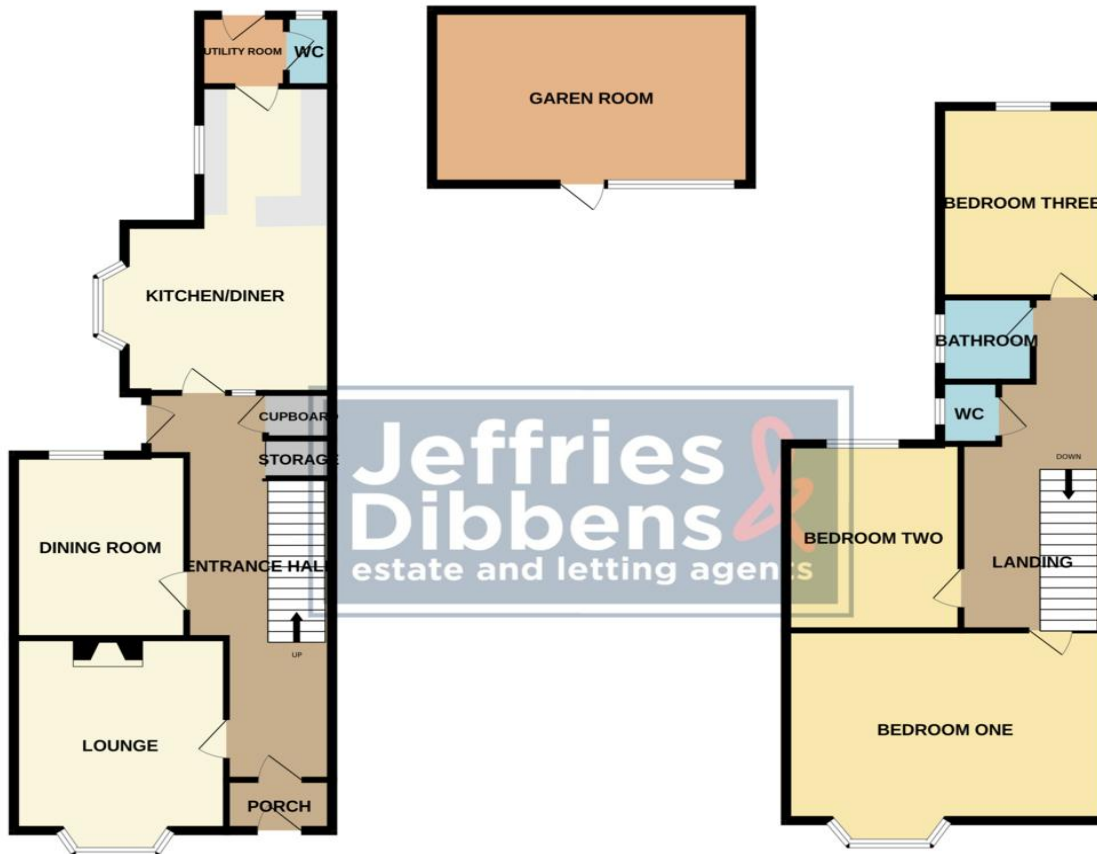
OUTSIDE

REAR ENCLOSED GARDEN

GARDEN ROOM 18' 2" x 11' 1" (5.55m x 3.40m)

DRIVEWAY WITH TURNTABLE





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC to follow

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.

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