



GUIDE PRICE  
**£270,000 - £285,000**  
**20 Brighton Avenue**  
Elson, Gosport, Hampshire, PO12 4BX

Situated on Brighton Road a highly popular part of Elson, this substantial and extended property offers fantastic potential for a buyer looking to complete and personalise their next home. The property has benefited from a significant loft conversion, creating a spacious double bedroom with a modern en-suite shower room. Extensive works have already been carried out across the first and second floors, including new electrics, plumbing, and plastering. On the ground floor, renovation work has been started, with the electrical layout and re-boarding already underway, offering the perfect opportunity for the new owner to finish the property to their own specification. Externally, the home boasts a substantial westerly facing rear garden. An ideal purchase for those seeking a spacious home with further potential. Please contact the Gosport team today to arrange your viewing. Our phone lines are open until 8pm.

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#### **ENTRANCE HALL**

**LOUNGE** 13' 9" x 10' 3" (4.21m x 3.14m)

**DINING ROOM** 11' 6" x 10' 2" (3.52m x 3.12m)

**KITCHEN** 14' 2" x 5' 6" (4.32m x 1.69m)

#### **STAIRS AND LANDING**

**BEDROOM ONE** 13' 9" x 9' 9" (4.20m x 2.98m)

**BEDROOM TWO** 11' 6" x 8' 3" (3.52m x 2.52m)

**BEDROOM THREE** 7' 2" x 5' 6" (2.20m x 1.69m)

**BATHROOM** 7' 4" x 5' 7" (2.25m x 1.71m)

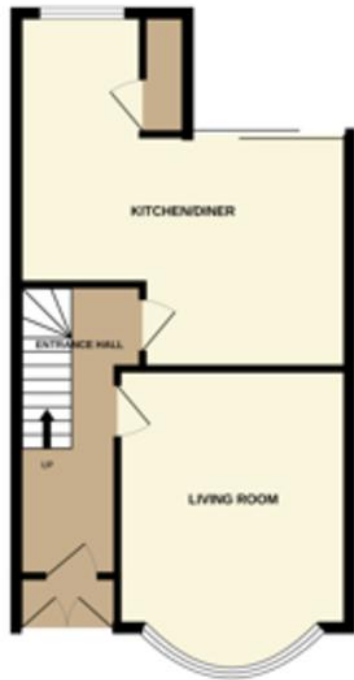
**BEDROOM FOUR** 17' 4" x 11' 7" (5.30m x 3.54m)

**ENSUITE** 6' 0" x 5' 4" (1.85m x 1.63m)

**WESTERLY FACING GARDEN**



GROUND FLOOR  
466 sqft (43.3 sqm) approx.



1ST FLOOR  
415 sqft (38.5 sqm) approx.



2ND FLOOR  
286 sqft (26.5 sqm) approx.



TOTAL FLOOR AREA: 1167 sqft. (108.4 sqm.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Hesigns 12/2016

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

EPC Awaited

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  
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