



£320,000
18 Southcroft Road
Gosport, PO12 3LD

PROPERTY SUMMARY

This beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families or buyers seeking additional living space. The property features a welcoming lounge, perfect for relaxing or entertaining, leading through to a bright and stylish kitchen diner that provides ample space for family meals and social gatherings. To the rear, a conservatory overlooks the garden and offers an additional reception area filled with natural light. Upstairs, the home comprises three well-proportioned bedrooms and a family bathroom. A loft room with Velux windows provides flexible space. Externally, the property benefits from a private enclosed rear garden, ideal for outdoor dining and family enjoyment. There is also a garage, providing additional storage or secure parking. Situated in a desirable residential area, this attractive home combines comfort, practicality, and charm, making it an excellent opportunity for a wide range of buyers. Viewing comes highly recommended!





ENTRANCE HALL

LOUNGE 14' 7" x 10' 4" (4.47m x 3.15m)

DINING AREA 11' 8" x 9' 6" (3.58m x 2.92m) 3.58m x 2.92m)

KITCHEN AREA 13' 3" x 6' 7" (4.06m x 2.01m)

CONSERVATORY 9' 4" x 7' 8" (2.86m x 2.36m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 10" x 10' 4" (3.61m x 3.15m)

BEDROOM TWO 11' 10" x 9' 6" (3.61m x 2.92m)

BEDROOM THREE 8' 9" x 6' 7" (2.69m x 2.03m)

BATHROOM

LOFT ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE

GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

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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.

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.

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