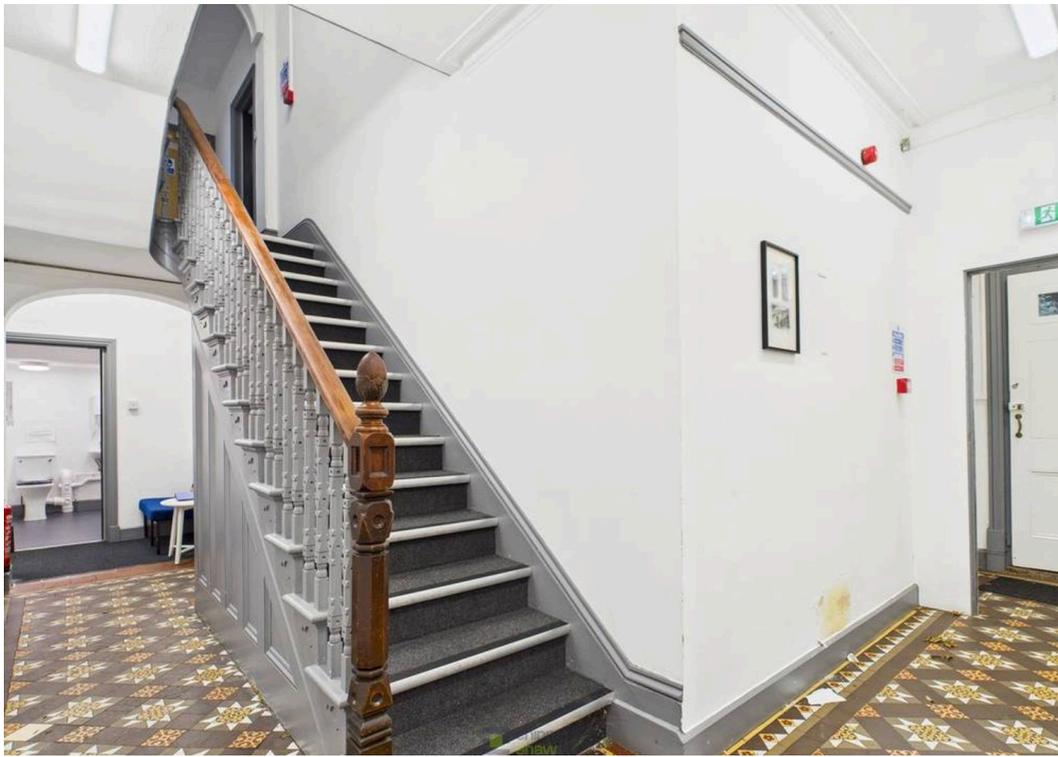




1 Spring Garden Lane, Gosport

Offers in Region of £675,000





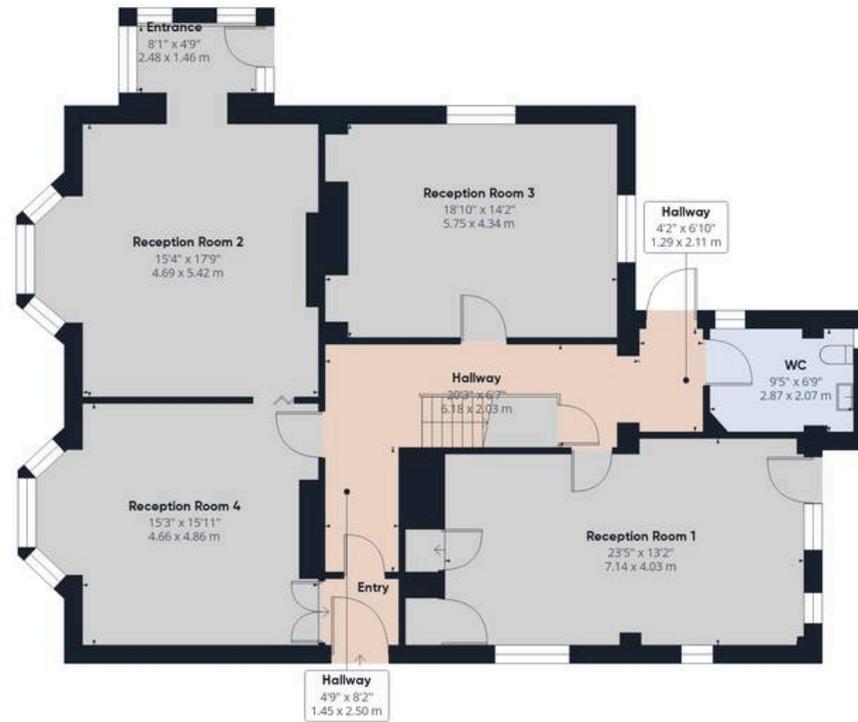
# 1 Spring Garden Lane

Gosport

Step inside this impressive, detached property, offering a rare combination of character, space, and versatility suited to a range of lifestyles. The elegant tiled hallway welcomes you in, leading to four spacious reception rooms on the ground floor—perfect for formal dining, a family lounge, home office, or creative studio. The first floor provides four well-proportioned rooms, ideal as bedrooms, studies, or hobby spaces, while the second floor offers two further rooms, adaptable as retreats, playrooms, or additional office space, ensuring everyone has their own area. Currently used as office space, the flexible layout is ideal for multi-generational living, a home business, or conversion to suit your vision. Located just a short stroll from Gosport High Street, you'll enjoy excellent access to shops, cafés, and essential amenities. This property is a superb development opportunity, with practical features appealing to first-time buyers, families, or professionals seeking a home that can adapt to their changing needs.

**Material Information** • Tenure: Freehold • Council Tax: Band TBD • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: TB C • Mobile: Ofcom official website checker states that Openreach, toob, Virgin Media available in the area • Flood Risk: Very Low Risk





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

3184 ft<sup>2</sup>

295.9 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

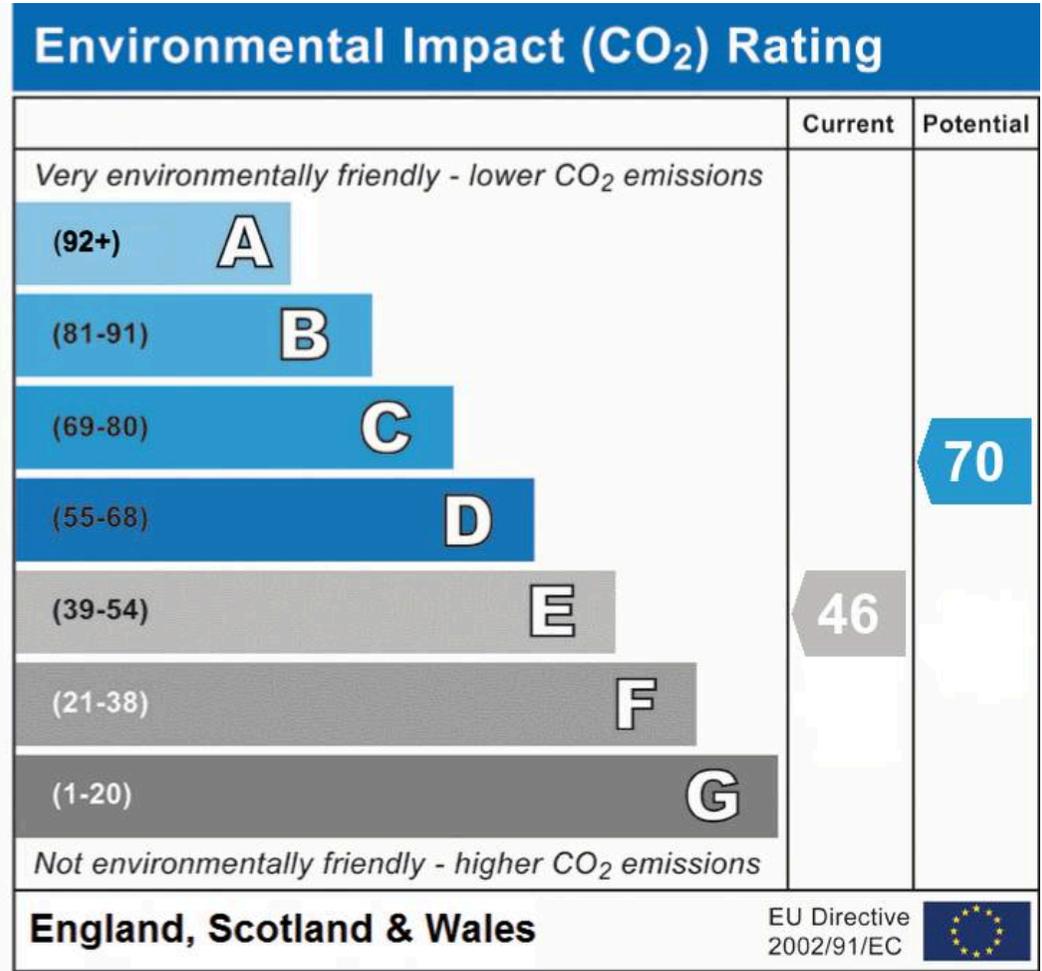
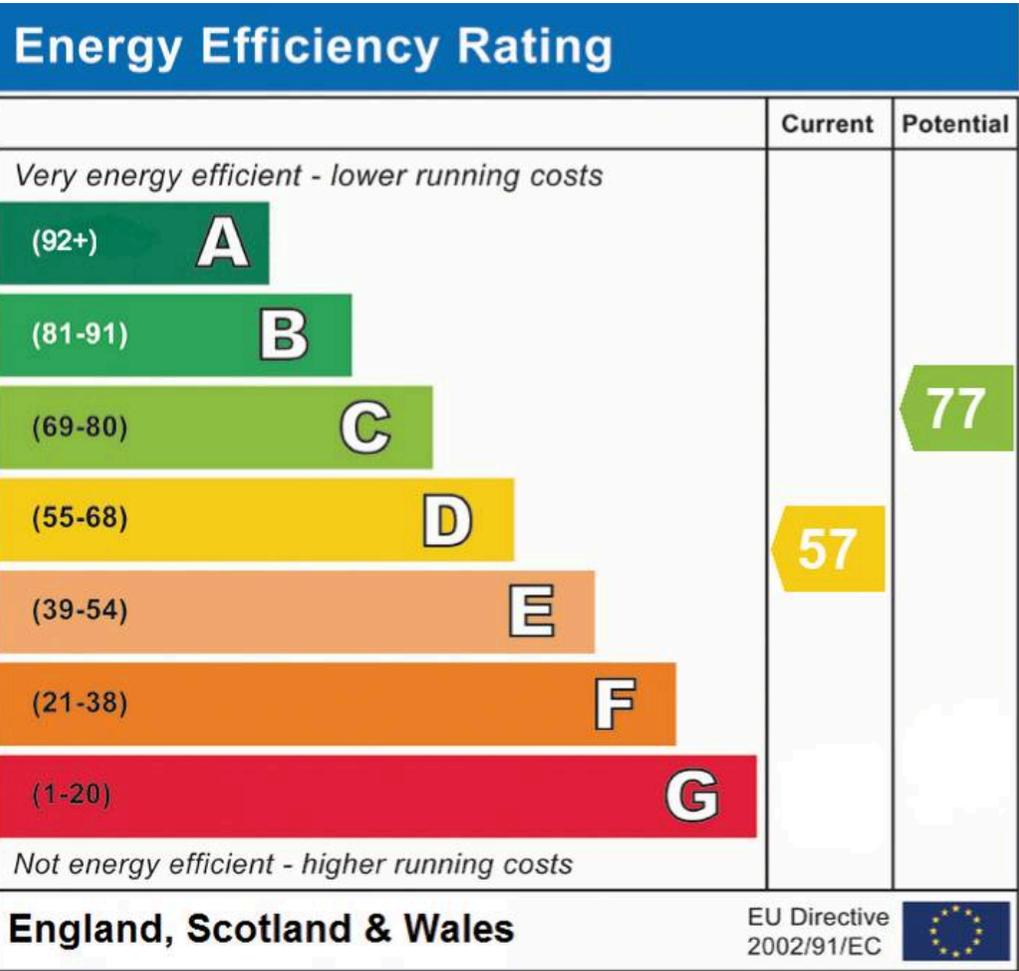
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Chinneck Shaw

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