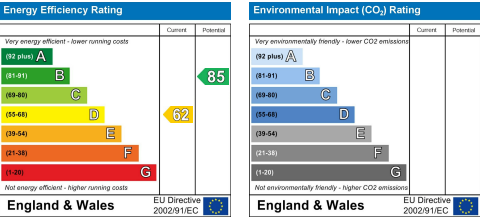


Floor Plan



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
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, omission or mis-statement. 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.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



18 Braemar Close
Gosport, PO13 0YE

We are pleased to welcome to the market this exceptional two bedrom semi detached bungalow with off road parking and garage in the quiet cul-de-sac location of Braemar Close, Gosport.

The property has undergone refurbishment via the current owner and presented to an exceptional standard.

The layout consists of an entrance hallway with access to two double bedrooms situated at the front of the home. There is a lounge room which is open plan into the dining room and access from there into the spacious modern fitted kitchen with breakfast bar. A generous modern bathroom completes the accommodation.

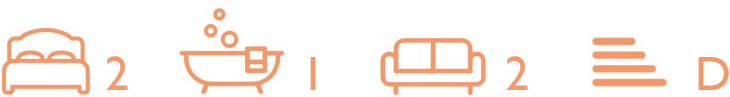
Externally there is a private driveway to the side which is capable of 3 cars parked leading to the garage. The front garden is now gravel so can be utilised as extra parking to the front if required. The rear garden is a great space, West facing and is made up of paved patio areas, lawns and decked area.

For more information or to arrange a viewing please call Castles today.

Offers over £315,000

18 Braemar Close

Gosport, PO13 0YE



- TWO BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- NO WORK NEEDED
- FULLY REFURBISHED
- MODERN BATHROOM
- GARAGE
- IDEAL FIRST TIME BUY
- SEMI - DETACHED BUNGALOW

LOUNGE
9'6" x 13'9" (2.9 x 4.2)

DINING ROOM
6'10" x 11'1" (2.1 x 3.4)

KITCHEN
10'5" x 15'8" (3.2 x 4.8)

BATHROOM
5'10" x 8'2" (1.8 x 2.5)

BEDROOM 1
9'6" x 14'5" (2.9 x 4.4)

BEDROOM 2
8'10" x 10'5" (2.7 x 3.2)

GARAGE

Financial Services
If you are looking to get a comparison on

your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money

laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

