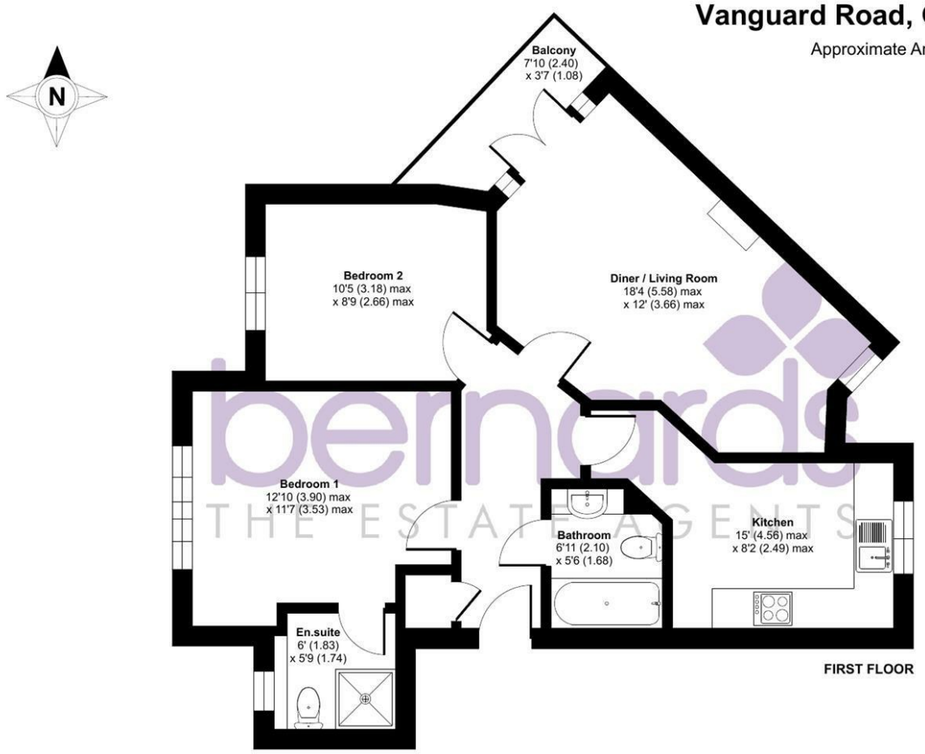
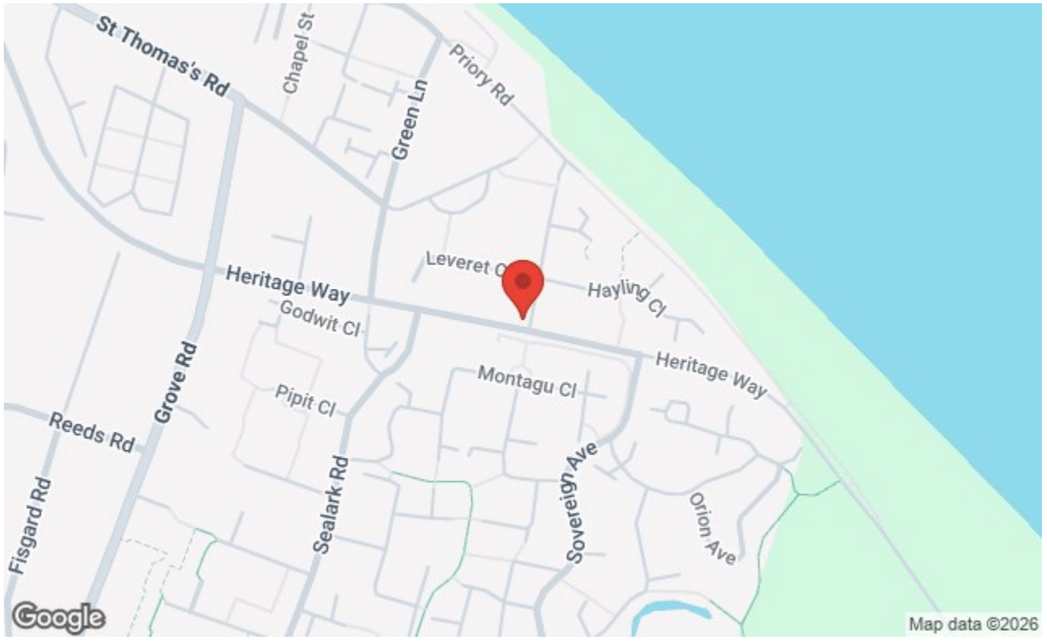
Vanguard Road, Gosport, PO12

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1405713



97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £189,500

Vanguard Road, Gosport PO12 4FE

bernards THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- Large two bedroom apartment
- Bright and airy throughout
- Ample parking and visitor spaces
- No ground rent
- Sea glimpses from principal bedroom
- Large south-facing balcony
- Close to sea-front
- Close to local shops, schools and ameneties
- Share Of Freehold

SHARE OF FREEHOLD - NO ONWARD CHAIN!
As you walk into this bright and airy, generously proportioned apartment, you are immediately welcomed by a wonderful sense of space and light that flows throughout the home. The layout has been thoughtfully designed to maximise both comfort and practicality, with excellent-sized rooms that feel open, inviting, and ideal for modern living.

The apartment boasts two spacious bedrooms, with the principal bedroom enjoying a glimpse of the sea, lending a subtle yet special coastal feel. The principal bedroom further benefits from its own private en-suite, while a well-appointed family bathroom serves the remainder of the apartment, making it ideally suited to couples, sharers, or visiting guests. A fibre-optic connection has also recently been installed to the building.

At the heart of the home is the impressive living and dining area, a bright and versatile space ideal for relaxing or entertaining. This room opens onto a private south west facing balcony, offering the perfect spot to enjoy fresh sea air. The kitchen is neatly arranged and highly functional, complementing the overall flow of the apartment. As well as that most furniture can be included without an additional charge.

Situated just a short walk from the water, this property offers the best of coastal living, with scenic walks and the shoreline right on your doorstep. All furniture can be included without charge, making this a fantastic turnkey opportunity for buyers seeking a ready-to-move-into home or an ideal investment.

Overall, this is a large, light-filled apartment that combines generous proportions, a desirable coastal location, and excellent lifestyle appeal — a home that truly needs to be seen to be appreciated.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
15'0 x 8'2 (4.57m x 2.49m)

DINER / LIVING ROOM
18'4 x 12'0 (5.59m x 3.66m)

BALCONY
7'10 x 3'7 (2.39m x 1.09m)

BEDROOM 1
12'10 x 11'7 (3.91m x 3.53m)

EN-SUITE
6'0 x 5'9 (1.83m x 1.75m)

BEDROOM 2
10'5 x 8'9 (3.18m x 2.67m)

BATHROOM
6'11 x 5'6 (2.11m x 1.68m)

OUTSIDE

ALLOCATED PARKING

VISITOR PARKING

BIN STORE

BIKE STORE

LEASE DETAILS
Lease from June 2000 for 999 years
We understand the owners own a share in Presidents Court Ltd which in turn owns the freehold.
No ground rent & Service Charge is £1750 approx expected for this current year

OWNERS NOTICE
Most furniture can be included in the purchase without the additional charge

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

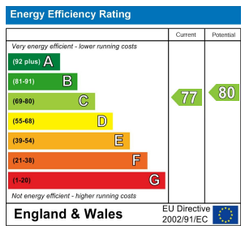
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

LEASEHOLD / COUNCIL TAX BAND D



Scan here to see all our properties for sale and rent

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk