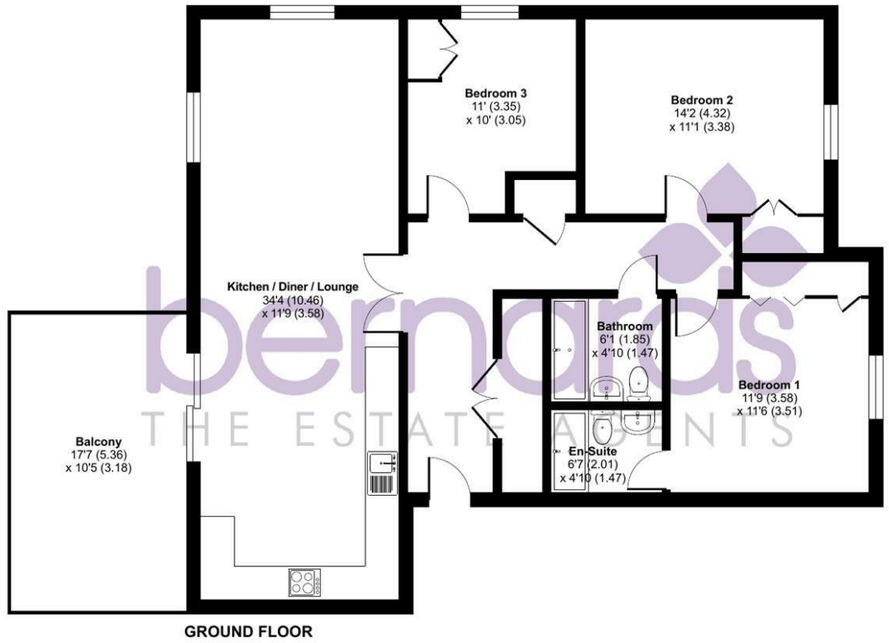
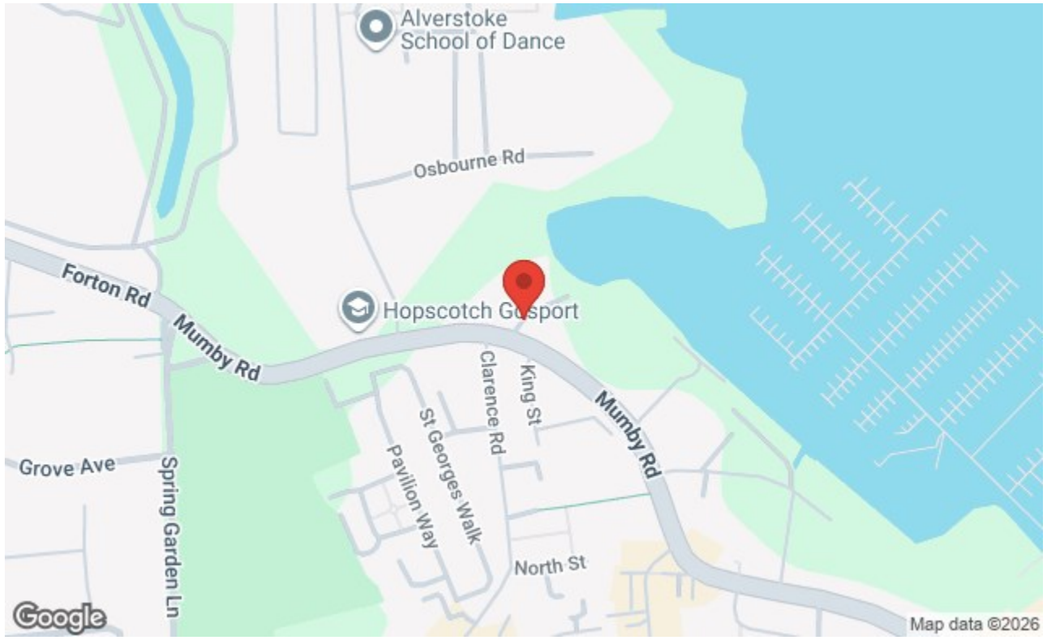
Sanderling Lodge, Rope Quays, Gosport, PO12

Approximate Area = 1194 sq ft / 110.9 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2025 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1348042



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FOR SALE

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HIGHLIGHTS

- Stunning three-bedroom penthouse
- Panoramic views over Portsmouth Harbour
- Private 17ft balcony
- Secure gated entrance with allocated parking
- Three double bedrooms
- No onward chain
- Ideal for professionals, families, or as a luxury waterside retreat
- Lift access to all floors
- Spacious accommodation – 1,194 sq. ft

Bernards are delighted to present this exceptional two/three-bedroom penthouse apartment, boasting breathtaking panoramic views over Portsmouth Harbour.

Located within the prestigious Rope Quays development, this spacious 1,194 sq. ft. residence enjoys a prime waterside position in the heart of Gosport town centre—just a short stroll from the High Street and the Gosport ferry terminal, offering easy access to Portsmouth and beyond.

Accessed via a secure gated entrance, the property benefits from two allocated parking spaces, including one in a covered underground car park, along with lift access to all floors for added convenience.

Internally, the apartment features double glazing, electric heating, and a contemporary layout ideal for modern living. The accommodation includes two/three generously sized double bedrooms, with the third currently used as a home office. The master bedroom benefits from an en suite shower room, and there is a further modern shower room to serve the rest of the property.

At the heart of the home is an impressive open-plan kitchen, dining, and living area, which opens out through large glazed doors onto a 17ft private balcony. This outdoor space offers uninterrupted, panoramic views across Portsmouth Harbour—an ideal setting for entertaining or unwinding.

Offered with no onward chain, this outstanding penthouse is a rare opportunity to enjoy luxury waterside living in a vibrant and well-connected location. Early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER
34'4 x 11'9 (10.46m x 3.58m)

BALCONY
17'7 x 10'5 (5.36m x 3.18m)

BEDROOM ONE
11'9 x 11'6 (3.58m x 3.51m)

EN SUITE

BEDROOM TWO
14'2 x 11'1 (4.32m x 3.38m)

BEDROOM THREE
11 x 10 (3.35m x 3.05m)

SHOWER ROOM

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION
We have been informed by our seller that there is 100 years remaining on the lease.
Ground rent £175
Service charge £3632

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.

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.

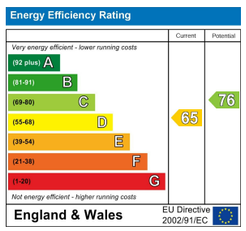
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

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 E



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