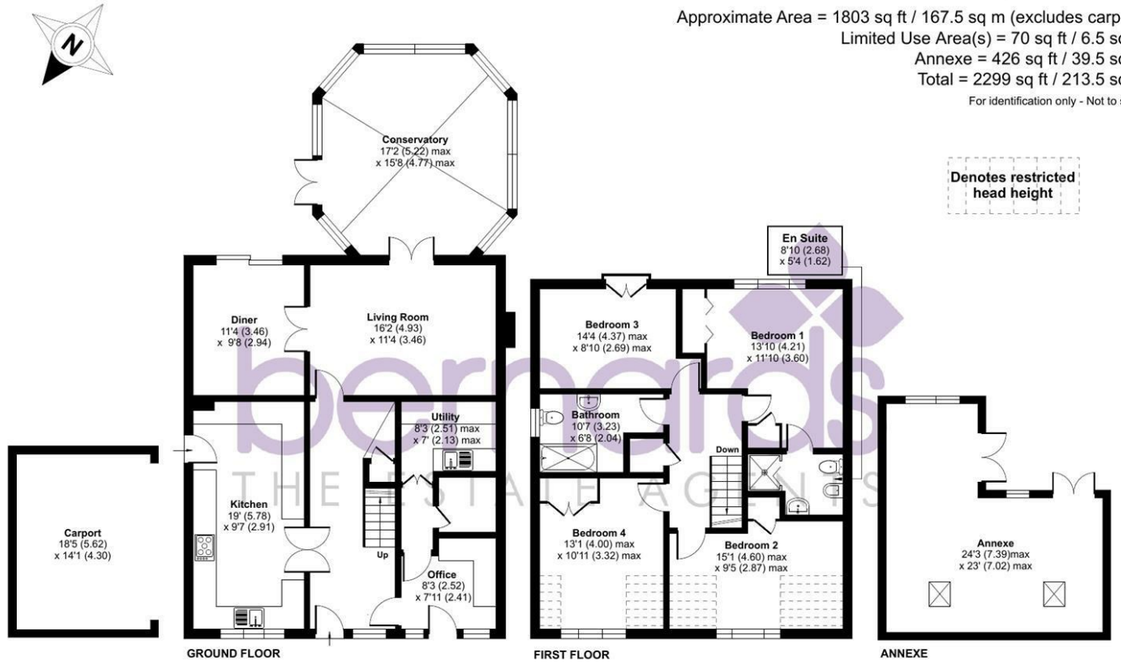
Fort Road, Gosport, PO12

Approximate Area = 1803 sq ft / 167.5 sq m (excludes carport)
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Annexe = 426 sq ft / 39.5 sq m
Total = 2299 sq ft / 213.5 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1371604

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

FOR SALE

Asking Price £650,000

Fort Road, Gosport PO12 2AR

bernards THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- FOUR BEDROOM DETACHED HOUSE
- NEWLY FITTED KITCHEN
- ENSUITE AND SEPERATE FAMILY BATHROOM
- UTILITY ROOM
- CARPORT WITH PARKING FOR UP TO TWO VECHILES
- DETACHED ANNEX
- EAST FACING CONSERVATORY
- SEA VIEWS
- COUNCIL TAX BAND F

Bernards are pleased to market this four-bedroom detached house, ideally situated in Alverstoke, within close proximity to the golf course, Fort Gilkicker and the beach beyond.

The property is offered with no forward chain and provides spacious and versatile accommodation throughout. It features a recently fitted, well-appointed kitchen, a large conservatory with a pleasant easterly aspect and a well-maintained landscaped garden.

The home further benefits from four bedrooms, a utility room, a two car carport and ample parking for up to four additional vehicles. The master bedroom and study enjoy sea views, adding to the overall sense of space and tranquillity.

In addition, the property includes a deatched annex, ideal for multi-generational living, guest accommodation, or use as a home office.

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

PROPERTY INFORMATION

BERNARDS PROTECTION AND MORTGAGE SERVICES
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!

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.

REMOVAL QUOTES
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.

SOLICTORS
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.

KITCHEN
19'3" x 9'6" (5.87 x 2.91)

OFFICE
8'3" x 7'10" (2.52 x 2.41)

UTILITY
8'2" x 6'11" (2.51 x 2.13)

LIVING ROOM
16'2" x 11'4" (4.93 x 3.46)

DINER
11'4" x 9'7" (3.46 x 2.94)

CARPORT
18'5" x 14'1" (5.62 x 4.30)

CONSERVATORY
17'1" x 15'7" (5.22 x 4.77)

BEDROOM ONE
13'9" x 11'9" (4.21 x 3.60)

BEDROOM TWO
15'1" x 9'4" (4.60 x 2.87)

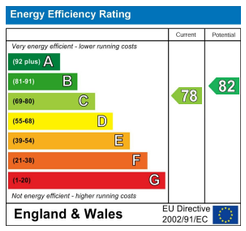
BEDROOM THREE
14'4" x 8'9" (4.37 x 2.69)

BEDROOM FOUR
13'1" x 10'10" (4.00 x 3.32)

BATHROOM
10'7" x 6'8" (3.23 x 2.04)

ANNEX
24'2" x 23'0" (7.39 x 7.02)

ENSUITE
8'9" x 5'3" (2.68 x 1.62)



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