

Offers Over £60,000

South Street, Gosport PO12 1EX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Accessible to mortgage buyers
- Opportunity to secure great value
- No forward chain
- Situated on the 9th floor with harbour views
- Lift access to all floors
- Town centre location, close to High Street & ferry terminal
- Excellent transport links to Portsmouth Harbour & London

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000

**NO FORWARD CHAIN – ONE BEDROOM 9TH FLOOR HARBOUR VIEW APARTMENT**

Bernards Estate Agents are pleased to present this purpose-built one-bedroom apartment, ideally situated in the heart of Gosport town centre. Just a short stroll from the High Street and Gosport ferry terminal, the property offers excellent access to Portsmouth Harbour train station and direct links to London.

The apartment benefits from lift access to all floors, a secure entry phone system, double glazing, and electric heating throughout. The accommodation comprises a spacious living room with stunning harbour views, a double bedroom with fitted wardrobe, a fitted kitchen, and a shower room.

Externally, the property offers residents' permit parking.

An ideal first-time purchase or investment opportunity – early viewing is highly recommended!

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

10'2 x 6'7 (3.10m x 2.01m)

## LOUNGE

16'5 x 9'10 (5.00m x 3.00m)

## BEDROOM

12'9 x 8'5 (3.89m x 2.57m)

## SHOWER ROOM

10'2 x 5'11 (3.10m x 1.80m)

## OUTSIDE

## COMMUNAL GARDEN

### Auctioneer Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Council Tax Band A

### Leasehold Information

We are informed by our seller that there is a 81 years remaining on the renewable lease. The ground rent is £10 per annum, with a maintenance charge of £1996 per annum.

### 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.

### 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



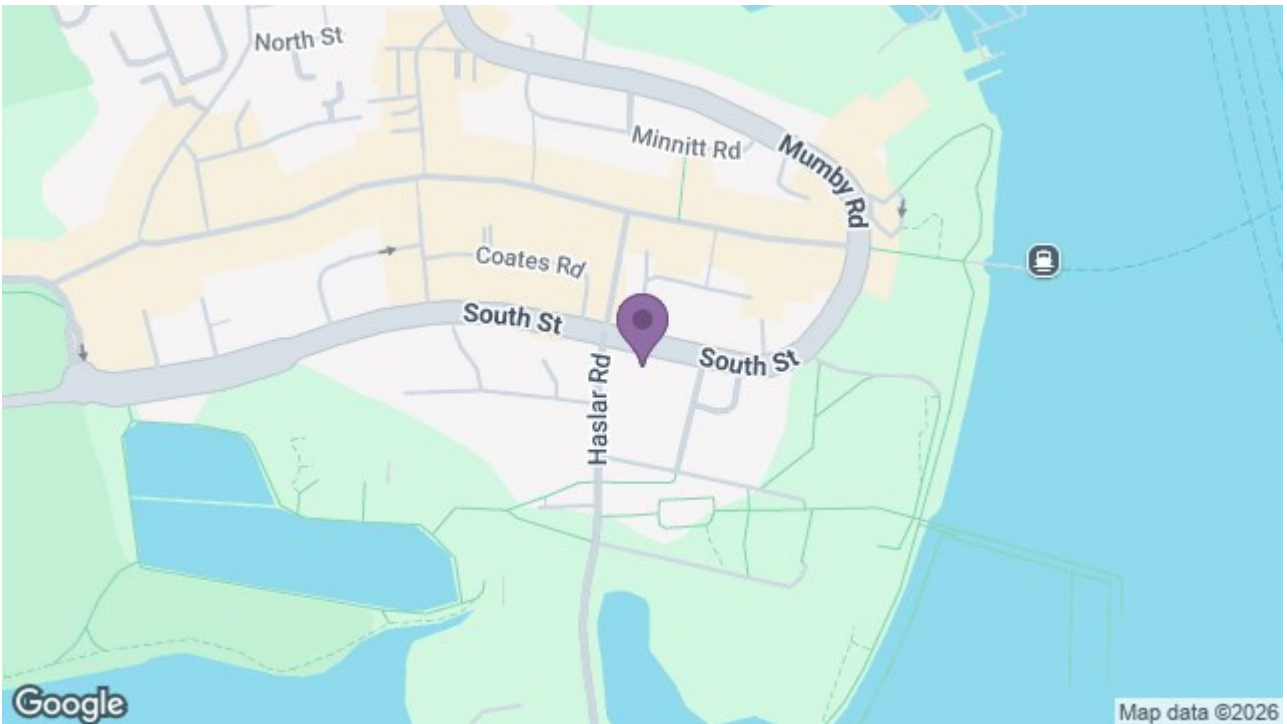
# Blake Court, South Street, Gosport, PO12

Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



 This floor plan was constructed using measurements provided to ©n'cheom 2026 by a third party. Produced for Bernards Estate and Letting Agents Ltd. REF: 1442248



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