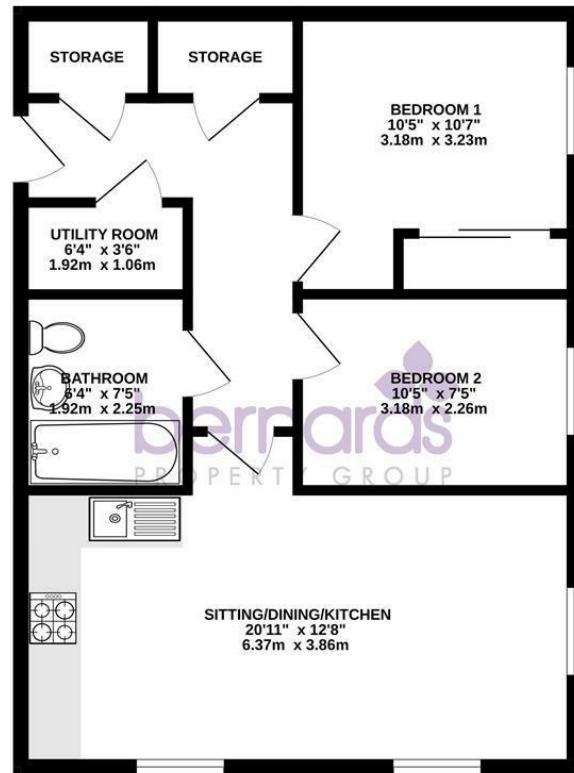
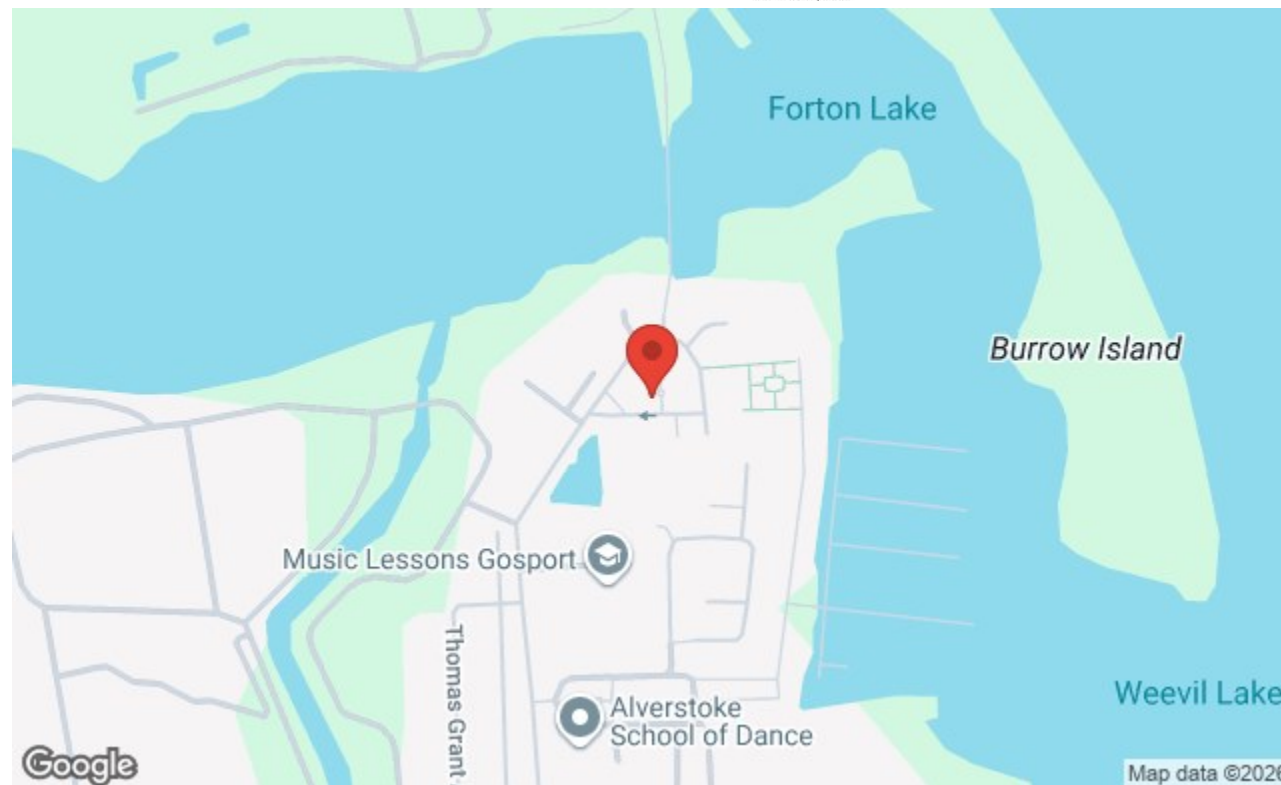


FIRST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix (2020)



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



FOR SALE

Asking Price £185,000

Weevil Lane, Gosport PO12 1GZ

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## HIGHLIGHTS

- First floor apartment within the characterful Bridgehouse development
- Sought-after waterfront location on Weevil Lane, moments from Royal Clarence Marina
- Two well-proportioned bedrooms
- Bright open-plan kitchen/living/dining space with fitted appliances
- Large windows throughout flooding the apartment with natural light
- Modern family bathroom
- Three generous storage cupboards – excellent for apartment living
- Built circa 6 years ago and presented in excellent, move-in ready condition
- Residents' parking permit plus access to secure bike storage
- Attractive communal green spaces and easy access to ferry links, cafés and local amenities

Situated within the sought-after waterfront development at Weevil Lane, The Bridgehouse presents a fantastic opportunity to acquire a beautifully maintained two-bedroom apartment in a location that offers both lifestyle and convenience.

Set just moments from the historic Royal Clarence Marina, the property is perfectly positioned to enjoy waterside walks, local cafés, restaurants and the nearby ferry links to Portsmouth, making it ideal for commuters and those looking to enjoy a coastal setting with everything close to hand. The development itself blends modern construction with characterful design, creating a distinctive and well-regarded place to live.

Built approximately six years ago, the apartment remains in excellent condition throughout and is truly move-in ready. Located on the first floor, the accommodation centres around a bright and

spacious open-plan kitchen, living and dining area, fitted with a range of integrated appliances and enhanced by large windows that flood the space with natural light.

There are two well-proportioned bedrooms, supported by a modern family bathroom, while practicality is further enhanced by three generous storage cupboards – a rare and valuable feature in apartment living.

Externally, the property benefits from a parking permit for the residents' car park, access to a secure bike store, and well-kept communal green spaces, adding to the overall appeal of this attractive development.

A superb home for first-time buyers, professionals or investors alike, offering a modern lifestyle in a characterful waterfront setting.

Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

## AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

## FINANCIAL SERVICES

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!

## BUYER VERIFICATION

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.

## RECOMMENDED 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. We 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.

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These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

LEASEHOLD - Council Tax Band C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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