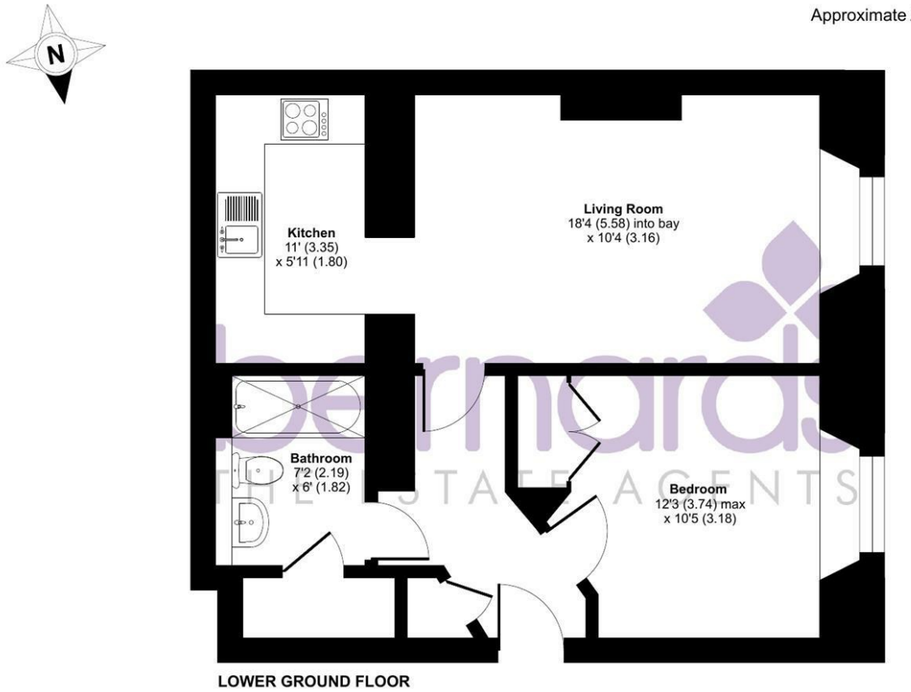
Pavilion Way, Gosport, PO12

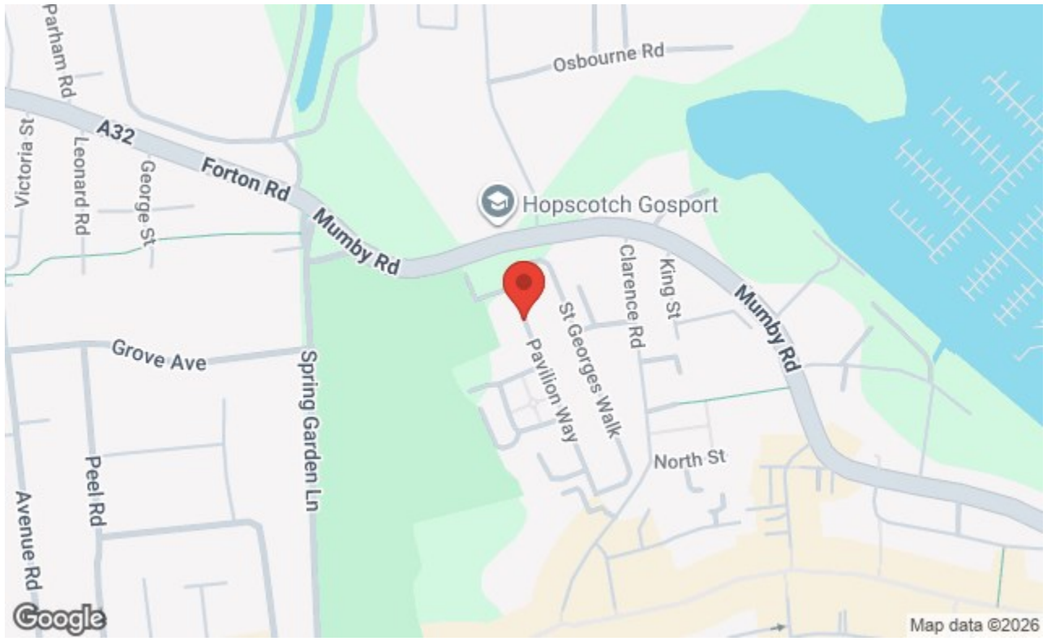
Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

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: 1386113



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

FOR SALE

Asking Price £125,000

Pavilion Way, Gosport PO12 1FE

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- One-bedroom lower ground-floor apartment
- Located within the gated The Pavilions development
- Professionally redecorated in 2025 with new flooring
- Double bedroom with fitted wardrobes
- Allocated parking, plus additional visitor bays
- Secure cycle store
- Offered with no onward chain
- Ideal first-time purchase
- Grade II listed with stunning character features
- On site maintenance manager

Bernards Estate Agents are delighted to present this beautifully appointed one-bedroom lower ground-floor apartment, set within the historic Grade II listed Sergeants Mess building at the gated 'The Pavilions' development in the heart of Gosport town centre.

Brimming with period charm, the apartment showcases impressive high ceilings and large sash windows, creating a wonderful sense of light and space throughout.

The property was professionally redecorated in 2025 and benefits from new flooring and upgraded radiator heating. A spacious entrance hall welcomes you in, featuring a security intercom system, a cloak cupboard, and doors leading to all principal rooms. These include a generous double bedroom with fitted wardrobes, a modern white bathroom suite, and a bright lounge/diner that flows through to a contemporary fitted kitchen. The kitchen is well equipped with a newly installed oven and hob, plus a washing machine and dishwasher fitted in 2025.

Externally, the property offers an allocated parking space, additional visitor bays, and access to a secure cycle store. The development is quiet and peaceful, with no passing traffic, and benefits from an on-site maintenance manager for added convenience.

Offered with no onward chain, this superb apartment represents an ideal first-time purchase or investment opportunity. Its central location provides extremely easy access to the bus station, ferry, high street, and a wide range of local facilities and amenities.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
11'0 x 5'11 (3.35m x 1.80m)

LOUNGE/DINER
18'4 x 10'4 (5.59m x 3.15m)

BEDROOM
12'3 x 10'5 (3.73m x 3.18m)

BATHROOM
7'2 x 6'0 (2.18m x 1.83m)

OUTSIDE

ALLOCATED PARKING
& Visitor Bays.

SECURE CYCLE STORE

COMMUNAL COURTYARD GARDEN

BIN STORE

LEASEHOLD INFORMATION
We understand the lease has approximately 102 years remaining.
Monthly Management Fee: £142.33
This charge includes:
SM reserve allocation
Water supply and sewage
Buildings insurance
Cleaning and electricity for common areas
Fire health & safety compliance
General building repairs
Professional fees
Contingency provision

Management charges
Monthly Estate Charge: £68.39
This covers:
Estate reserve allocation
Bin store servicing and maintenance
Communal electricity
Drain clearance
Communal TV services
Gardening services
Tree maintenance
Insurance
Security services
Gated estate maintenance
All associated professional fees

The development currently holds £45,000 in its reserve fund, providing reassurance that future works can be covered without unexpected "payment on demand" requests. The reserve system offers excellent peace of mind for residents should any maintenance issues arise.

COUNCIL TAX BAND B

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.

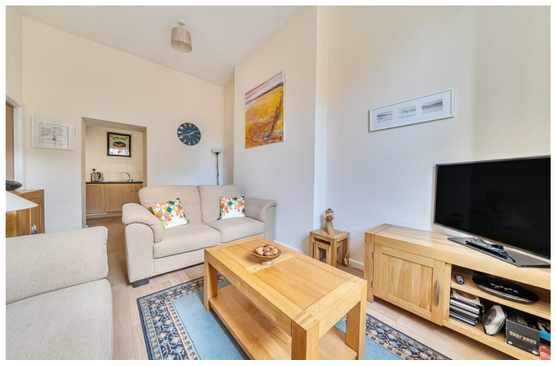
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

Scan here to see all our properties for sale and rent



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