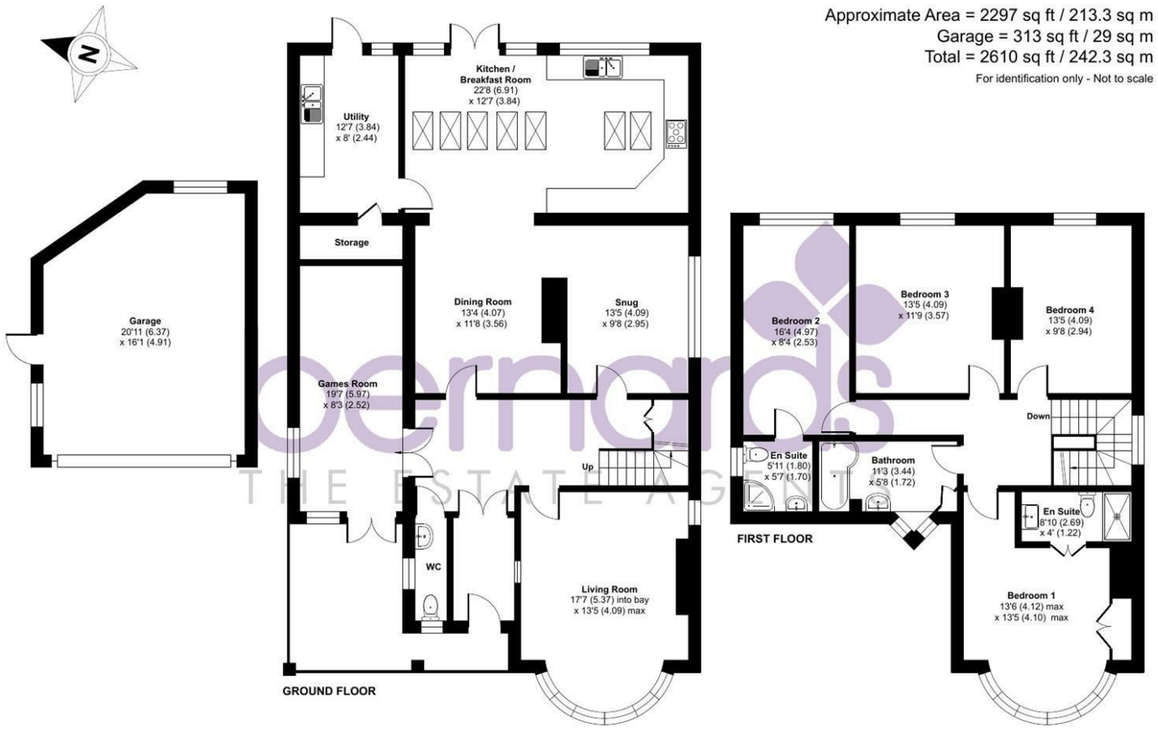
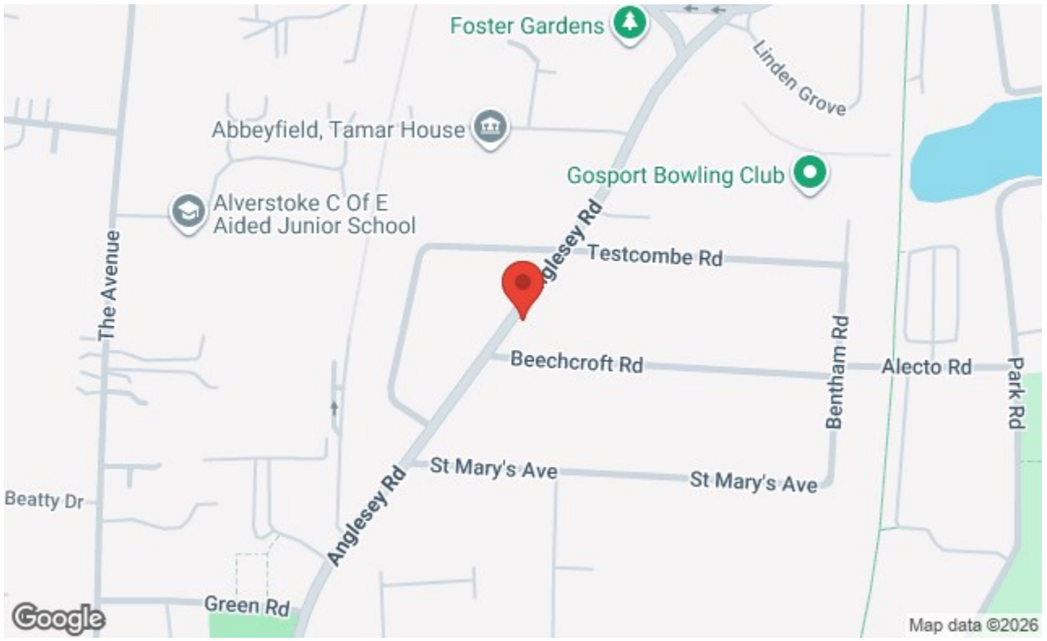
Anglesey Road, Gosport, PO12

Approximate Area = 2297 sq ft / 213.3 sq m
Garage = 313 sq ft / 29 sq m
Total = 2610 sq ft / 242.3 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: 1386454



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

FOR SALE

Offers Over £725,000

Anglesey Road, Gosport PO12 2EG

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HIGHLIGHTS

- Beautifully presented and generously proportioned period
- Over 2,600 sq ft of accommodation
- Large double garage
- Bay-fronted living room
- Formal dining room
- Cosy snug
- Superb kitchen/breakfast room with separate utility
- Versatile games room
- Principal bedroom with bay window and private en-suite

A beautifully presented and generously proportioned period home set in one of Gosport's most prestigious residential roads. Offering over 2,600 sq ft of accommodation including a large detached garage, this elegant residence blends character features with modern comforts, arranged over two well-planned floors.

The ground floor provides an impressive flow of living space, including a bay-fronted living room, formal dining room, snug, and a superb kitchen/breakfast room complemented by a separate utility. A versatile games room and additional storage areas enhance practicality, while a guest WC completes the layout.

Upstairs, the property offers four excellent bedrooms, two of which feature en-suite facilities. The principal bedroom boasts a bay window and its own en-suite, while Bedroom 2 also benefits from an en-suite shower room. A family bathroom serves Bedrooms 3 and 4.

Substantial kerb appeal, spacious interiors and a highly desirable location moments from Alverstoke, Stoke Bay seafront and popular schools make this a standout family home.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM
17'7 x 13'5 (5.36m x 4.09m)

DINING ROOM
13'4 x 11'8 (4.06m x 3.56m)

SNUG
13'5 x 9'8 (4.09m x 2.95m)

GAMES ROOM
19'7 x 8'3 (5.97m x 2.51m)

KITCHEN/BREKAFAST ROOM
22'8 x 12'7 (6.91m x 3.84m)

UTILITY ROOM
12'7 x 8'0 (3.84m x 2.44m)

LANDING

BEDROOM ONE
13'6 x 13'5 (4.11m x 4.09m)

EN SUITE
8'10 x 4'0 (2.69m x 1.22m)

BEDROOM TWO
16'4 x 8'4 (4.98m x 2.54m)

EN SUITE
5'11 x 5'7 (1.80m x 1.70m)

BEDROOM THREE
13'5 x 11'9 (4.09m x 3.58m)

BEDROOM FOUR
13'5 x 9'8 (4.09m x 2.95m)

BATHROOM
11'3 x 5'8 (3.43m x 1.73m)

OUTSIDE

FRONT DRIVEWAY

DOUBLE GARAGE
20'11 x 16'1 (6.38m x 4.90m)

FREEHOLD / COUNCIL TAX BAND F

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.

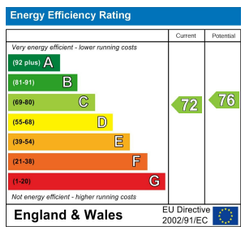
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

ENCLOSED REAR GARDEN



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