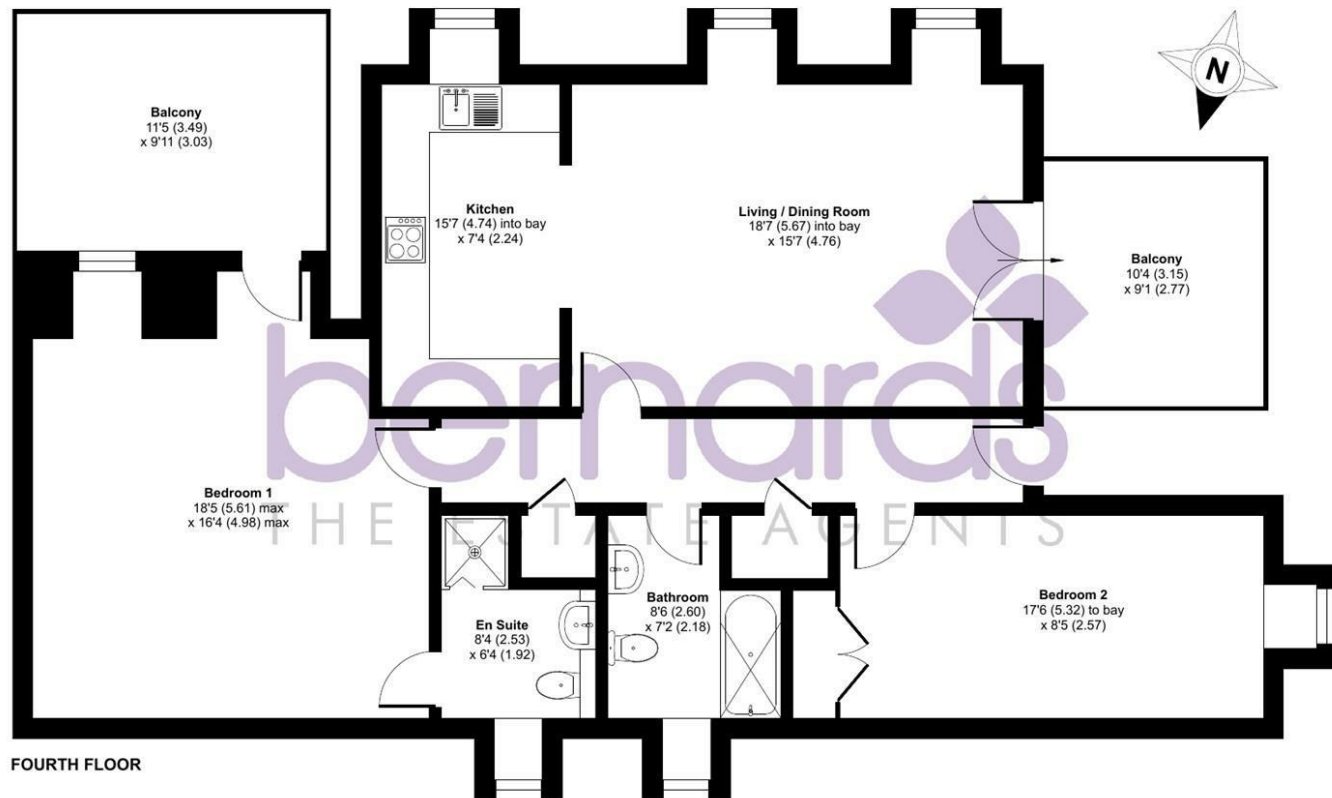


## Stoke Road, Gosport, PO12

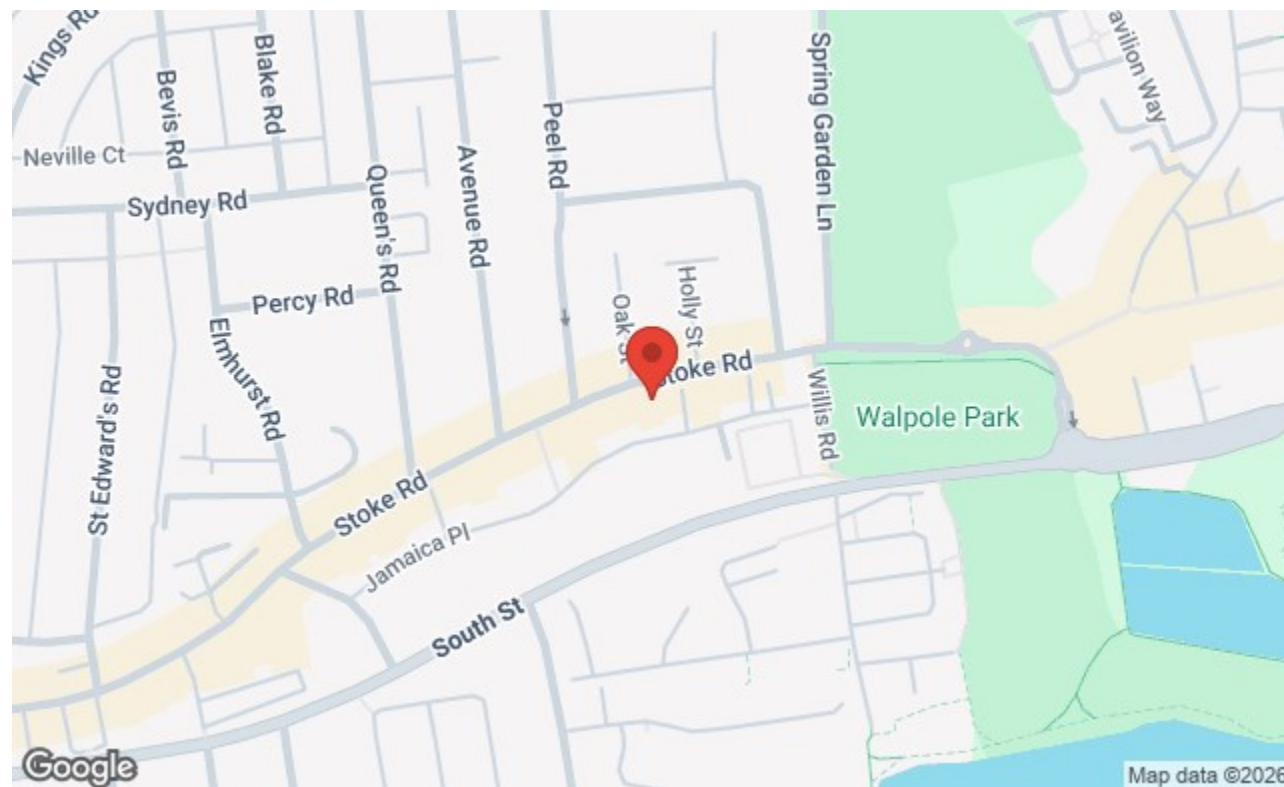
Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



FOURTH 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: 1295283



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



# Asking Price £265,000

## Stoke Road, Gosport PO12 1EJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PENTHOUSE APARTMENT
- ❖ TWO BALCONIES
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ 18FT LOUNGE/DINER
- ❖ VIEWS OVER GOSPORT TOWN TO THE SOLENT & ISLE OF WIGHT
- ❖ UNDERCOVER PARKING SPACE
- ❖ GARAGE
- ❖ LIFT ACCESS
- ❖ TOWN CENTRE LOCATION

**\*\*UNEXPECTEDLY REAVAILABLE\*\***

Bernards is pleased to present this exquisite two-bedroom penthouse flat located on Stoke Road, right in the vibrant heart of Gosport Town Centre. Spanning an impressive 914 square feet, this property offers a perfect blend of modern living and comfort.

Upon entering, you will be greeted by a spacious hallway that leads to a well-appointed fitted kitchen, ideal for culinary enthusiasts. The flat features two generously sized double bedrooms, with the master bedroom benefiting from an en suite bathroom for added privacy and convenience. The property also boasts two balconies, providing delightful outdoor spaces to enjoy the far-reaching views over Gosport, the Solent, and the Isle of Wight.

Additional highlights include a security intercom system for peace of mind, stylish Karndean

flooring, and the convenience of lift access along with a private stairwell leading directly to your front door.

For those with vehicles, the property offers gated undercover parking and a garage, ensuring secure and easy access. Furthermore, residents will appreciate the benefit of owning a share of the freehold, adding to the appeal of this remarkable penthouse.

This property is not just a home; it is a lifestyle choice, perfectly situated to enjoy all that Gosport has to offer. Whether you are looking for a serene retreat or a vibrant community, this penthouse flat is an opportunity not to be missed.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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.

## 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. Bernard's 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.

## 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.

## ANTI MONEY LAUNDERING

Bernard's 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

## BERNARD'S 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!

## ENTRANCE HALL

## KITCHEN

15'7 x 7'4 (4.75m x 2.24m)

## LOUNGE/DINER

18'7 x 15'7 (5.66m x 4.75m)

## BALCONY

10'4 x 9'1 (3.15m x 2.77m)

## BEDROOM ONE

18'5 x 16'4 (5.61m x 4.98m)

## BALCONY

11'5 x 9'11 (3.48m x 3.02m)

## BEDROOM TWO

17'6 x 8'5 (5.33m x 2.57m)

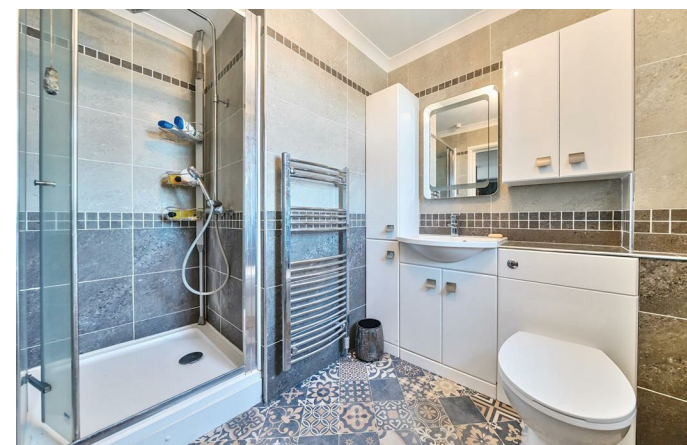
## OUTSIDE

## ALLOCATED PARKING SPACE

## GARAGE

## LEASEHOLD INFORMATION

"We have been informed by the seller that there is a remaining lease of 100 years and service charge of £188 per month".



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(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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