



Offers Over £250,000

Arundel Road, Gosport PO12 3LS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ END OF TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ NO ONWARD CHAIN
- ❖ DRIVEWAY & ADDITIONAL PARKING
- ❖ CUL DE SAC
- ❖ BAY HOUSE SCHOOL CATCHMENT
- ❖ CONSERVATORY

Situated on Arundel Road in the delightful town of Gosport, this charming three-bedroom end of terrace house presents an exceptional opportunity for those in search of a modern and inviting home. The property features a spacious reception room, ideal for family gatherings or entertaining friends, complemented by a contemporary kitchen that was recently fitted, ensuring a stylish and functional space for culinary pursuits.

The house is enhanced by double glazing, which not only improves energy efficiency but also creates a tranquil living environment. A notable highlight of this residence is the conservatory, complete with an air conditioning unit, providing a serene area to unwind while enjoying views of the

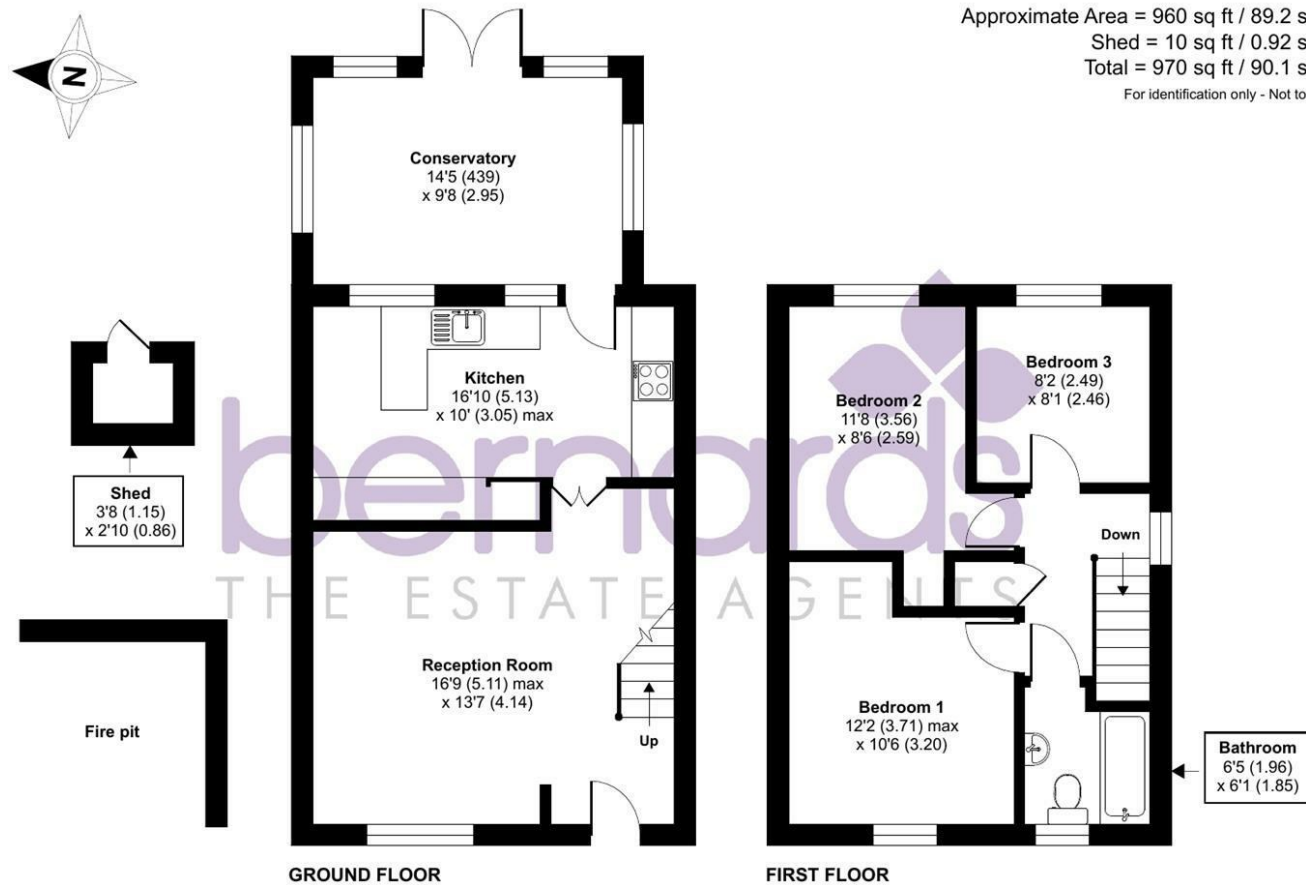
beautifully enclosed rear garden.

The outdoor space is equally impressive, featuring a well-maintained garden that includes a delightful summer house, equipped with a log burner, perfect for cosy evenings spent outdoors. Furthermore, the property boasts a side driveway, allowing for parking of up to three vehicles, a significant advantage in this sought-after location.

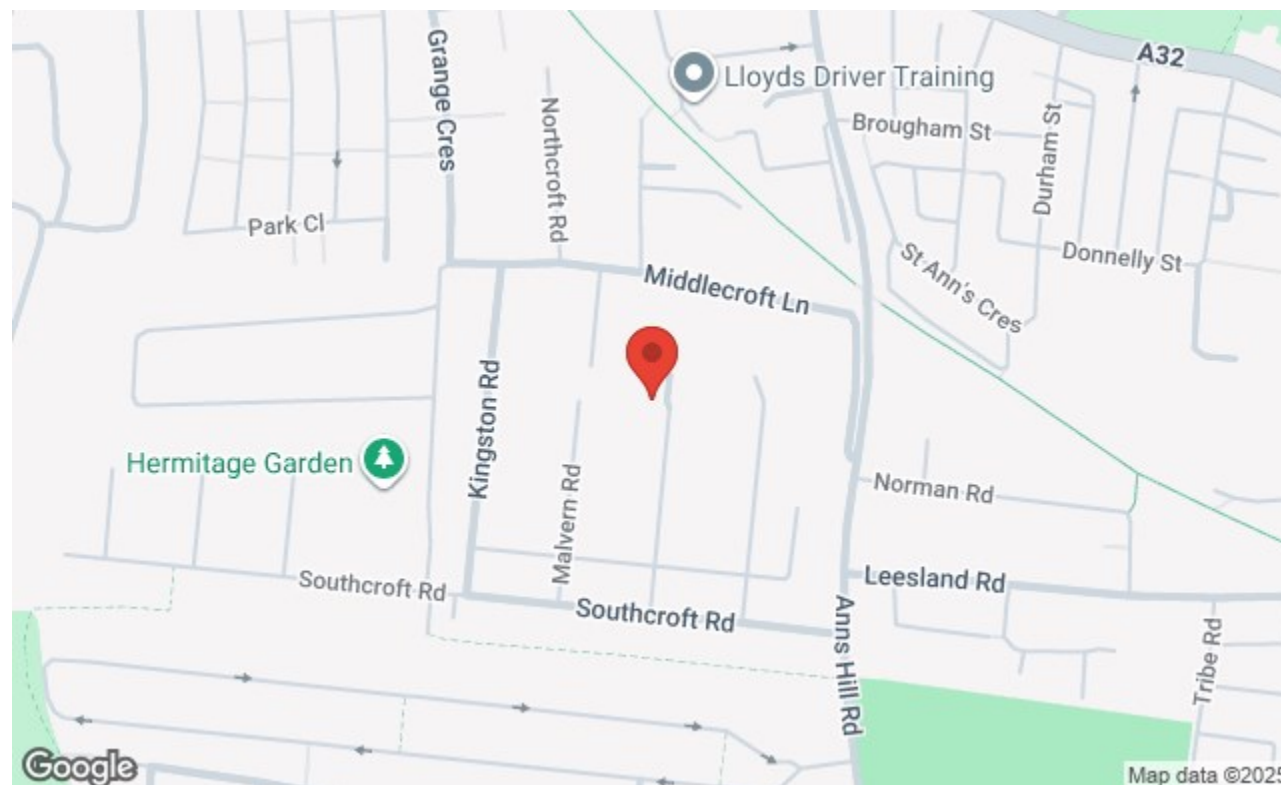
This home is ideally suited for families or individuals seeking a comfortable living space with modern amenities and ample outdoor area. With its attractive features and convenient location, this property is a wonderful opportunity that should not be overlooked.

### Arundel Road, Gosport, PO12

Approximate Area = 960 sq ft / 89.2 sq m  
Shed = 10 sq ft / 0.92 sq m  
Total = 970 sq ft / 90.1 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1318145



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# PROPERTY INFORMATION

## ENTRANCE

## LIVING ROOM

16'9 x 13'7 (5.11m x 4.14m)

## KITCHEN/DINER

16'10 x 10 (5.13m x 3.05m)

## CONSERVATORY

14'5 x 9'8 (4.39m x 2.95m)

## LANDING

## BEDROOM ONE

12'2 x 10'6 (3.71m x 3.20m)

## BEDROOM TWO

11'8 x 8'6 (3.56m x 2.59m)

## BEDROOM THREE

8'2 x 8'1 (2.49m x 2.46m)

## BATHROOM

6'5 x 6'1 (1.96m x 1.85m)

## OUTSIDE

## SIDE DRIVEWAY

## ENCLOSED REAR GARDEN

## AGENTS NOTE

We are informed by our seller that there is a community charge of £43.64 per month.

## 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		89
(81-91) B		
(69-80) C	75	
(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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