



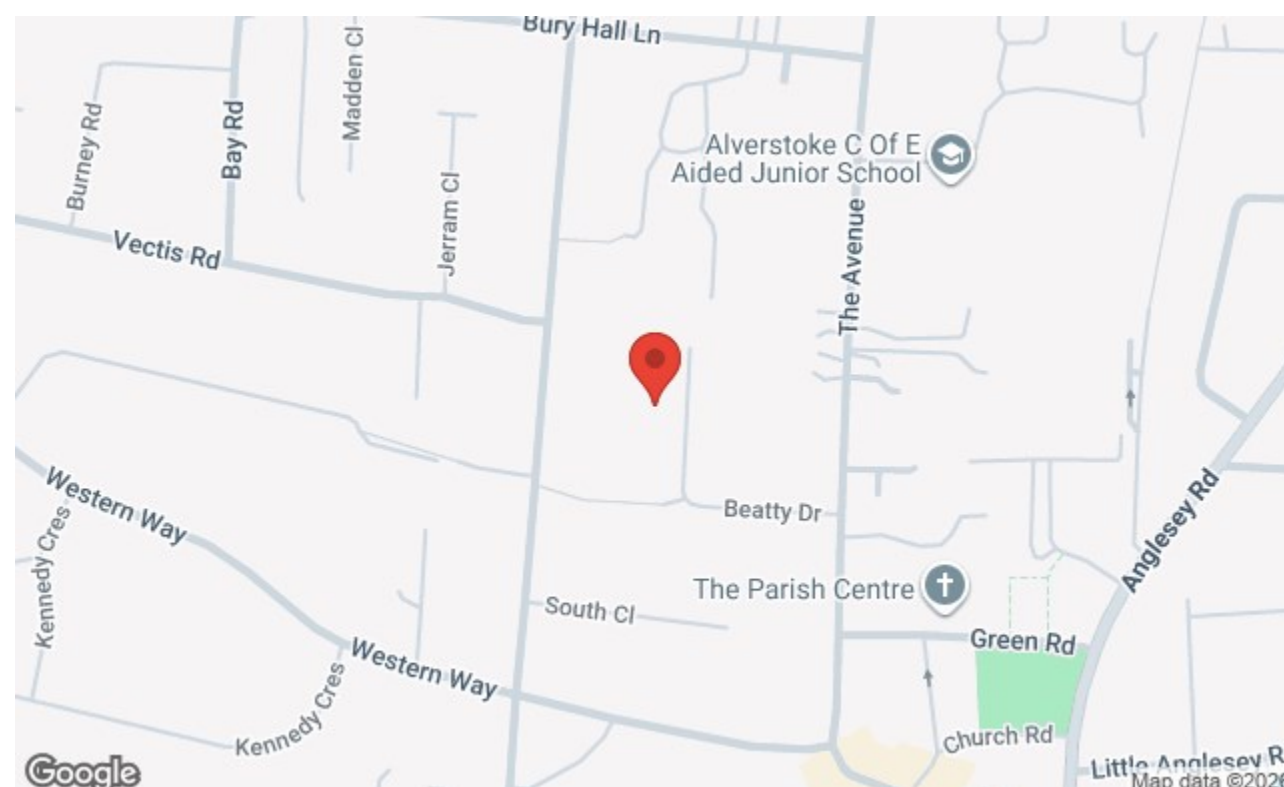
Beatty Drive, Gosport, PO12

Approximate Area = 1242 sq ft / 115.3 sq m
Garage = 485 sq ft / 45 sq m
Total = 1727 sq ft / 160.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1454664



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



Asking Price £579,995

Beatty Drive, Gosport PO12 2JZ

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HIGHLIGHTS

- Three-bedroom detached bungalow with loft room
- Offered with no onward chain
- Located on one of Alverstoke's most sought-after cul de sacs
- Three well-proportioned double bedrooms
- En-suite to principal bedroom
- Orangery currently used as dining/sitting area
- Gas central heating & double glazing
- Detached double garage
- Close to Stokes Bay beach and Alverstoke Village

A beautifully presented three-bedroom detached bungalow with loft room, driveway, and double garage, offered to the market with no onward chain.

Situated on one of Alverstoke's most highly sought-after roads, this impressive home benefits from gas central heating and double glazing, and is thoughtfully arranged on one level for comfortable, versatile living.

The welcoming entrance hall provides access to all principal rooms, along with a loft ladder leading to a useful loft room. The accommodation comprises three generous double bedrooms, with an en-suite to the principal bedroom, alongside a well-appointed family bathroom.

The spacious living room flows seamlessly into a bright orangery extension, fitted with blinds and currently used as a dining and additional sitting area, creating an ideal space for entertaining or relaxing. A fitted kitchen completes the internal accommodation.

Externally, the property offers a driveway to the front providing off-road parking and access to a detached double garage with light and power. To the rear, the private garden is not overlooked, offering a peaceful and secluded outdoor retreat.

Perfectly positioned close to Stokes Bay beach and the shops and amenities of Alverstoke Village, this is a rare opportunity to acquire a superb bungalow in a prime location.

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



PROPERTY INFORMATION

- ENTRANCE HALL**
- KITCHEN**
12'1 x 8'5 (3.68m x 2.57m)
- LIVING ROOM**
15'11 x 10'10 (4.85m x 3.30m)
- ORANGERY/DINING ROOM**
19'1 x 12'9 (5.82m x 3.89m)
- BEDROOM ONE**
13'2 x 10'10 (4.01m x 3.30m)
- EN SUITE**
9'1 x 3'8 (2.77m x 1.12m)

- BEDROOM TWO**
13'11 x 10'10 (4.24m x 3.30m)
- BEDROOM THREE**
11'1 x 10'11 (3.38m x 3.33m)
- BATHROOM**
7'9 x 7'6 (2.36m x 2.29m)

- LOFT ROOM**
Accessed via loft ladder.

- OUTSIDE**
- FRONT DRIVEWAY**
- ENCLOSED REAR GARDEN**

- DOUBLE GARAGE**
24'1 x 20'2 (7.34m x 6.15m)

- FREEHOLD / COUNCIL TAX BAND E**

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		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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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