

Asking Price £175,000

Cockleshell Square, Gosport PO12
1FB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Beautifully presented one-bedroom end-of-terrace house
- ❖ Lovely views over adjacent playing fields
- ❖ Stylish, refitted kitchen with integrated appliances
- ❖ Charming period features
- ❖ Spacious living room
- ❖ Generously sized double bedroom
- ❖ Modern bathroom suite
- ❖ Allocated parking space
- ❖ Secure gated development
- Short walk to Gosport town centre

Bernards is delighted to offer for sale this beautifully presented one-bedroom end-of-terrace house, located within the historic and Grade II listed Cockleshell Square—an impressive development converted from a mid-19th century building.

The property boasts charming period features including high ceilings and large sash windows offering lovely views over the adjacent playing fields.

On the ground floor, the accommodation comprises a stylish, refitted kitchen complete with integrated appliances (installed just a few years ago), and a spacious living room with double doors opening out onto the communal gardens.

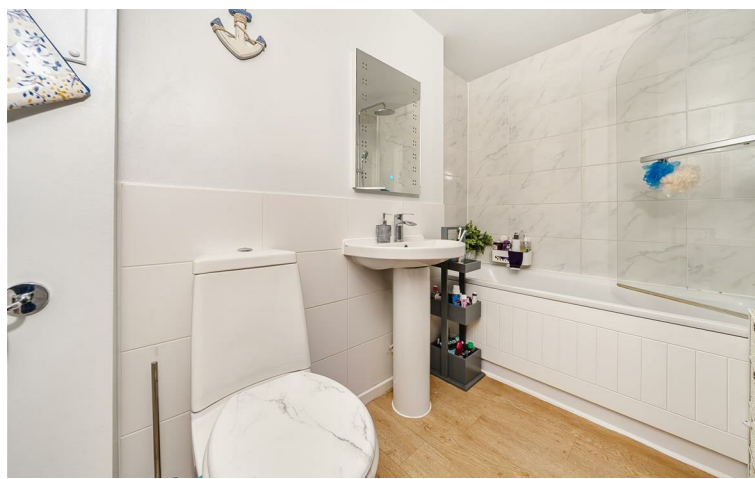
Upstairs, you'll find a generously sized double bedroom with a fitted wardrobe, alongside a modern bathroom suite—also updated in recent years.

Externally, the property benefits from an allocated parking space, with additional visitor bays available. Located within a secure gated development, the home is just a short walk from Gosport town centre, offering convenient access to local amenities and transport links.

This unique property blends character with contemporary comfort—ideal for first-time buyers, downsizers, or investment purchasers.

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





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PROPERTY INFORMATION

ENTRANCE

LIVING/DINING ROOM
14'6 x 14'1 (4.42m x 4.29m)

KITCHEN
13'11 x 8'11 (4.24m x 2.72m)

LANDING

BEDROOM
21'9 x 14 (6.63m x 4.27m)

BATHROOM
8'11 x 5'1 (2.72m x 1.55m)

OUTSIDE

ALLOCATED PARKING & VISITOR BAYS

COMMUNAL GARDENS

LEASEHOLD INFORMATION

We have been informed by our seller that the property is leasehold with a lease term of 125 years from 1st July 2003.

Leasehold charges are as follows:

Ground rent: £150 per annum

Service charge: £1,290.43 paid in February, which covers a six-month period which covers the buildings insurance and water rates.

Council Tax Band C - Leasehold

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		92
(81-91) B		
(69-80) C	70	
(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		

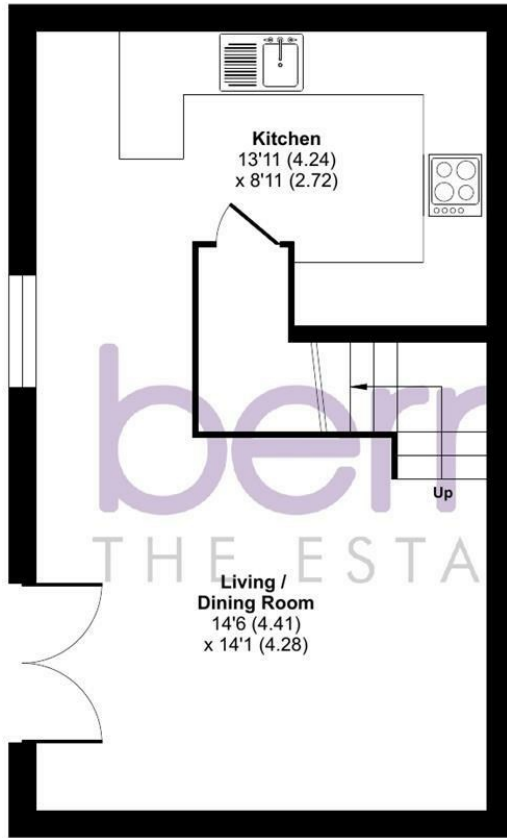
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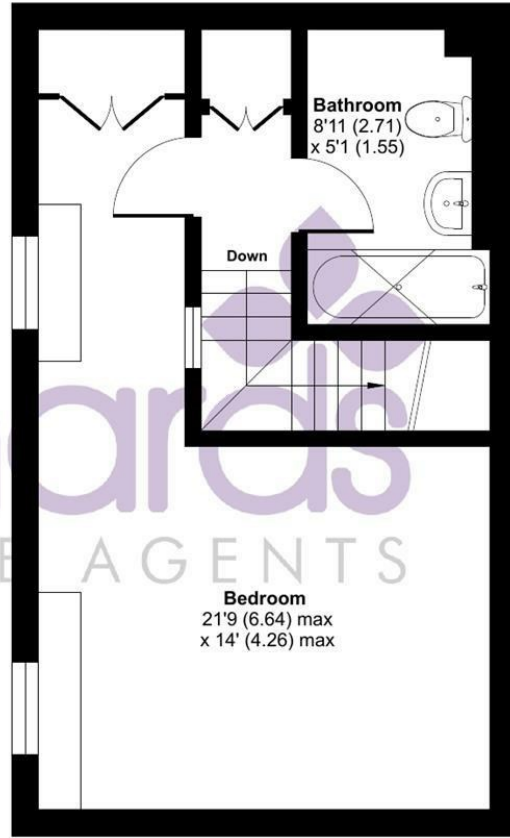
Cockleshell Square, Gosport, PO12

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale

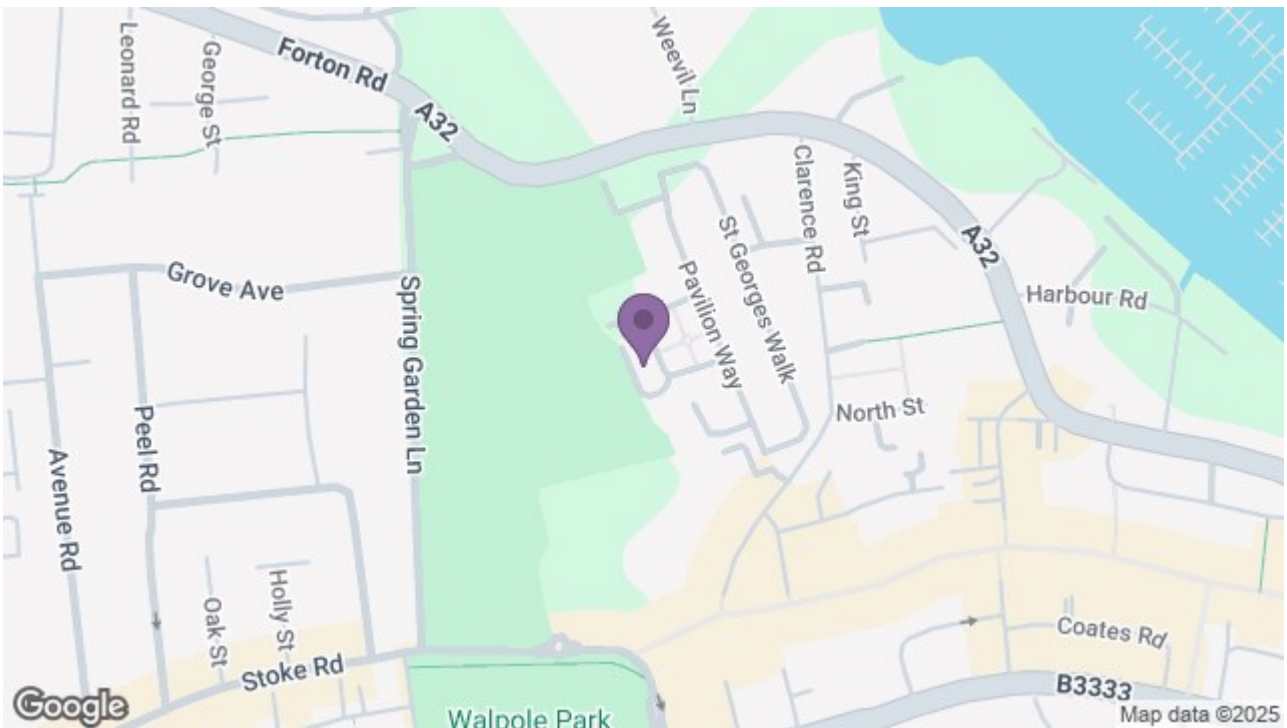


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1328882



97 High Street, Gosport, PO12 1DS

t: 02392 004660

