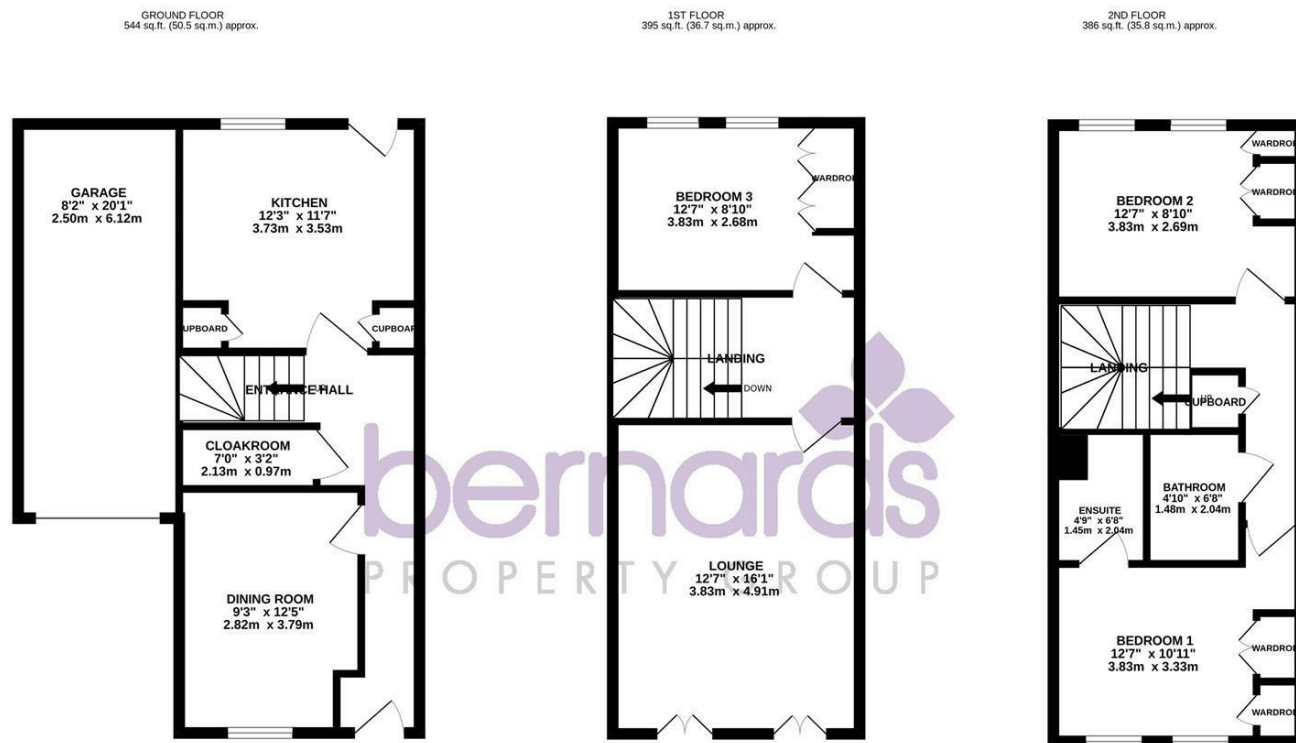
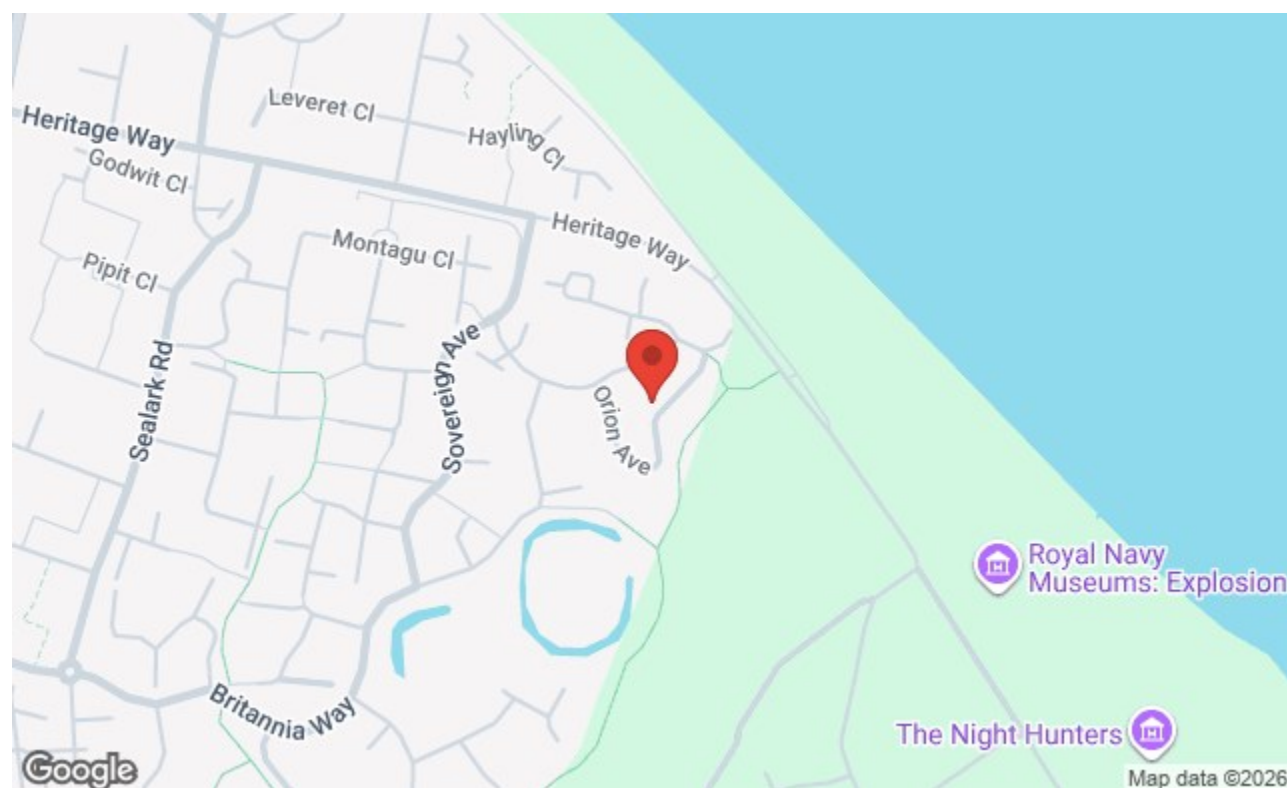




TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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97 High Street, Gosport, PO12 1DS
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Offers Over £400,000

Orion Avenue, Gosport PO12 4GL

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HIGHLIGHTS

- Three-bedroom townhouse in sought-after waterside location of Priddys Hard
- Spectacular views across Portsmouth Harbour
- Double glazing and gas central heating
- Separate dining room
- Three double bedrooms, all with fitted wardrobes
- Garage with power, lighting, and loft storage
- Private driveway plus additional allocated parking
- Modern fitted kitchen
- Short walk to waterfront, shops, bars, and green spaces
- No Chain!

Improved by the current owners and presented in excellent condition, this three-bedroom townhouse enjoys spectacular views across Portsmouth Harbour and towards the iconic Spinnaker Tower. Situated within the highly sought-after waterside development of Priddys Hard, the property is just a short walk from the waterfront, local shops, bars, and nearby open green spaces, making it particularly appealing to dog owners and those who enjoy an active outdoor lifestyle.

The home benefits from double glazing and gas central heating via a combi boiler. The ground floor comprises a modern fitted kitchen with direct access to the rear garden, a separate dining room, and a convenient downstairs WC.

On the first floor, the spacious living room features two Juliette balconies offering stunning harbour views, along with a well-proportioned

double bedroom with fitted wardrobes.

The second floor provides two further double bedrooms, both with fitted wardrobes, including the principal bedroom which benefits from an en suite shower room and attractive sea views. A contemporary family bathroom serves the remaining accommodation.

Externally, the property boasts an enclosed rear garden with patio area, outside tap, power point, side access gate, and access to the garage, which is fitted with lighting, power, and loft storage. To the front, there is a private driveway providing off-road parking, in addition to two further allocated parking spaces.

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PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
7'0 x 3'3 (2.13m x 0.99m)
- DINING ROOM**
12'5 x 9'2 (3.78m x 2.79m)
- KITCHEN/DINER**
12'4 x 11'7 (3.76m x 3.53m)
- FIRST FLOOR LANDING**
- LOUNGE**
16'1 x 12'6 (4.90m x 3.81m)
- BEDROOM THREE**
12'6 x 8'10 (3.81m x 2.69m)
- SECOND FLOOR LANDING**
- BEDROOM ONE**
12'5 x 9'1 (3.78m x 2.77m)
- EN SUITE**
- BEDROOM THREE**
12'6 x 8'10 (3.81m x 2.69m)
- BATHROOM**
6'8 x 4'10 (2.03m x 1.47m)
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- DRIVEWAY**
- GARAGE**
- ADDITIONAL PARKING AREA**
- FREEHOLD / COUNCIL TAX BAND E**

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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.

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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.

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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.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	77
England & Wales		



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