



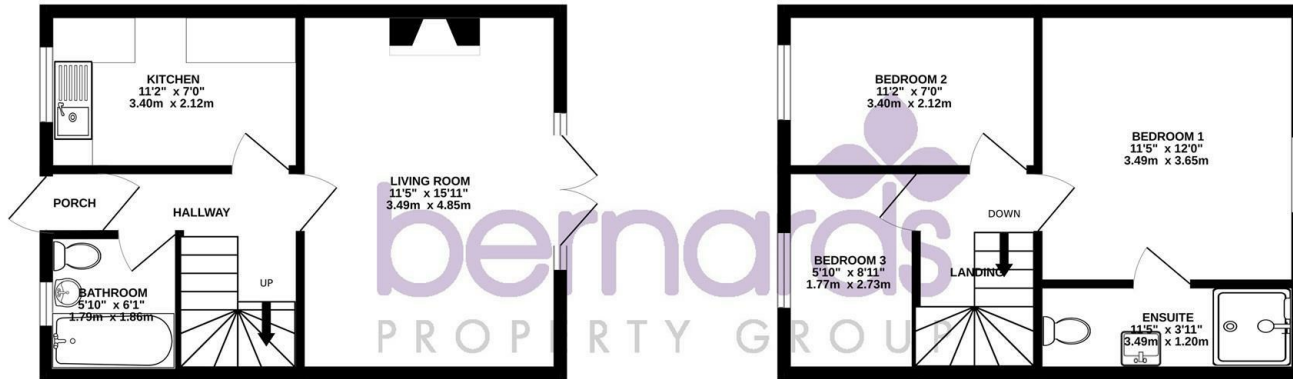
Offers Over £260,000

Thornton Road, Gosport PO12 4LA

**bernards**  
THE ESTATE AGENTS

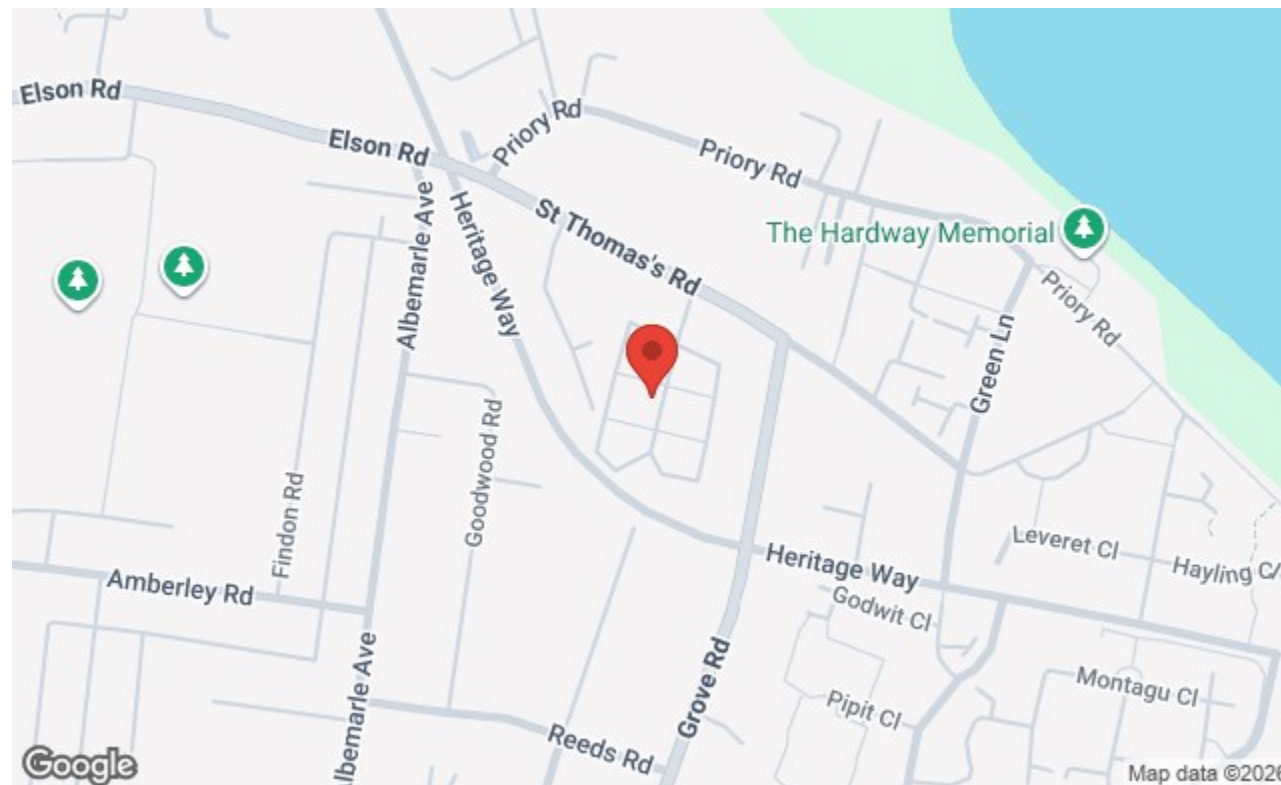
GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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  
t: 02392 004660



## HIGHLIGHTS

- ❖ Professionally renovated throughout
- ❖ Three-bedroom family home
- ❖ Quiet cul-de-sac location
- ❖ Brand-new fitted kitchen
- ❖ Brand-new family bathroom
- ❖ Principal bedroom with new en-suite
- ❖ New carpets
- ❖ Landscaped rear garden with patio & lawn
- ❖ Rear access to double driveway
- ❖ Ideal for caravan or boat storage

Bernards Estate Agents are delighted to offer to the market this beautifully renovated three-bedroom family home, tucked away in a quiet cul-de-sac in the ever-popular Hardway area of Gosport.

Finished to an exceptional standard throughout, this stunning home is perfect for buyers looking for a property they can simply move straight into, with the added benefit of no onward chain.

Ideally situated within a short walk of the Hardway waterfront, local bus routes, popular pubs and everyday amenities, the property combines modern living with a fantastic coastal location.

Internally, the home benefits from double glazing and gas central heating and has been professionally renovated throughout. The ground floor offers a spacious living room with French doors opening onto the rear garden, creating an excellent space for relaxing or entertaining. There is also a stylish brand-new fitted kitchen, a luxurious new family bathroom and new carpets throughout.

Upstairs, you'll find three well-proportioned bedrooms, including a superb principal bedroom with a newly fitted contemporary en-suite shower room.

Externally, the property continues to impress. To the front is a private driveway providing off-road parking, while the landscaped rear garden has been newly created with a patio and lawn, offering a low-maintenance outdoor space. Rear access leads to a second double driveway, ideal for securely parking a caravan, boat or additional vehicles.

Offering high-quality accommodation in a sought-after location, this turnkey home is expected to generate significant interest. Early viewing is highly recommended.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

11'2 x 7'0 (3.40m x 2.13m)

## LIVING ROOM

15'11 x 11'5 (4.85m x 3.48m)

## BATHROOM

6'1 x 5'10 (1.85m x 1.78m)

## LANDING

## BEDROOM ONE

12'0 x 11'4 (3.66m x 3.45m)

## EN SUITE

11'4 x 3'0 (3.45m x 0.91m)

## BEDROOM TWO

11'2 x 7'1 (3.40m x 2.16m)

## BEDROOM THREE

9'6 x 5'10 (2.90m x 1.78m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## FRONT DRIVEWAY

## DOUBLE REAR DRIVEWAY

## FREEHOLD / COUNCIL TAX BAND B

## 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.

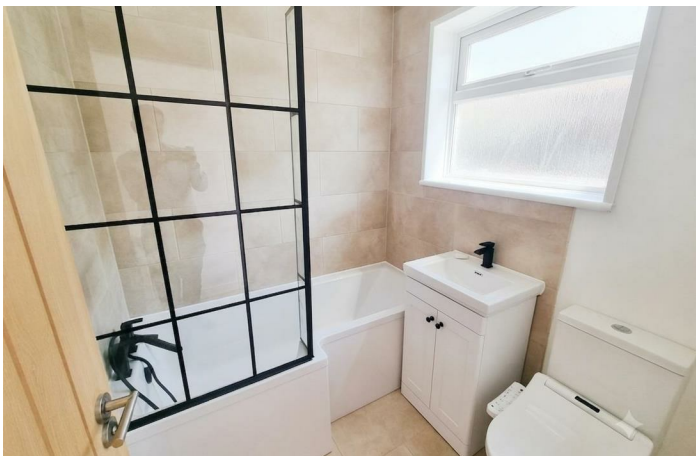
## SOLICITORS

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                                 |         | 88        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 73        |
| (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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