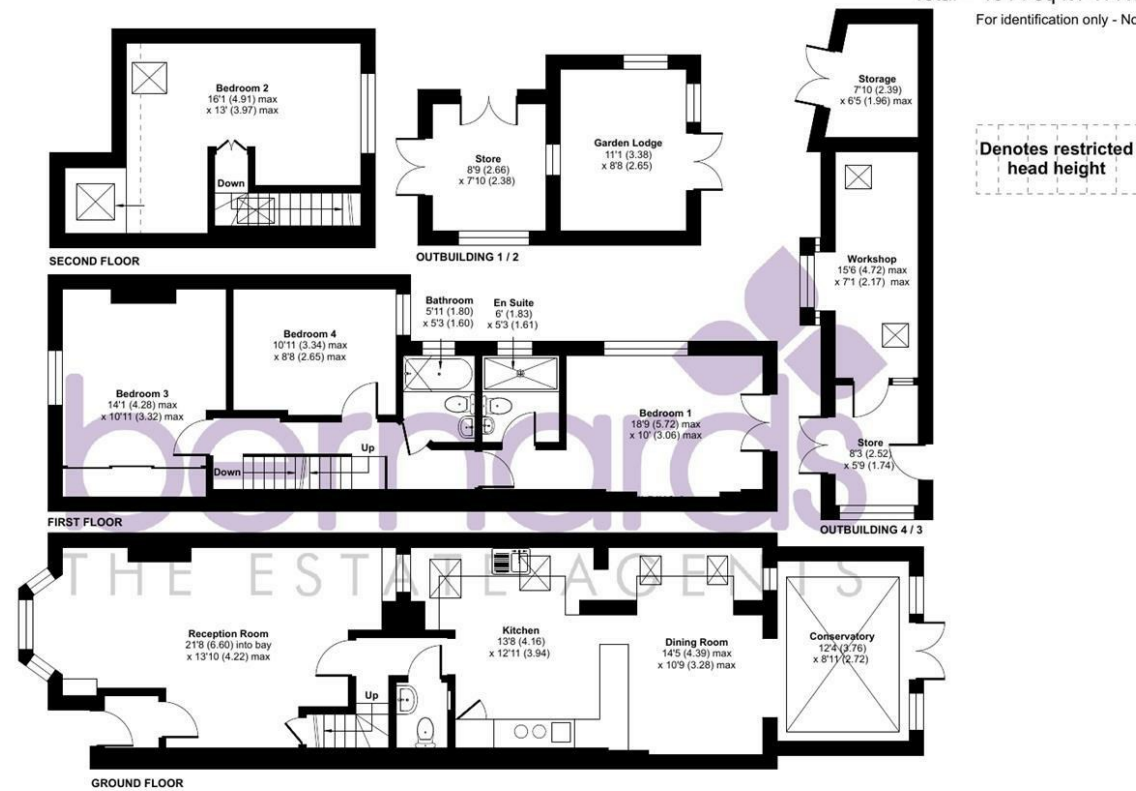




## Priory Road, Gosport, PO12

Approximate Area = 1536 sq ft / 142.6 sq m  
Limited Use Area(s) = 32 sq ft / 2.9 sq m  
Outbuilding = 346 sq ft / 32.1 sq m  
Total = 1914 sq ft / 177.6 sq m  
For identification only - Not to scale

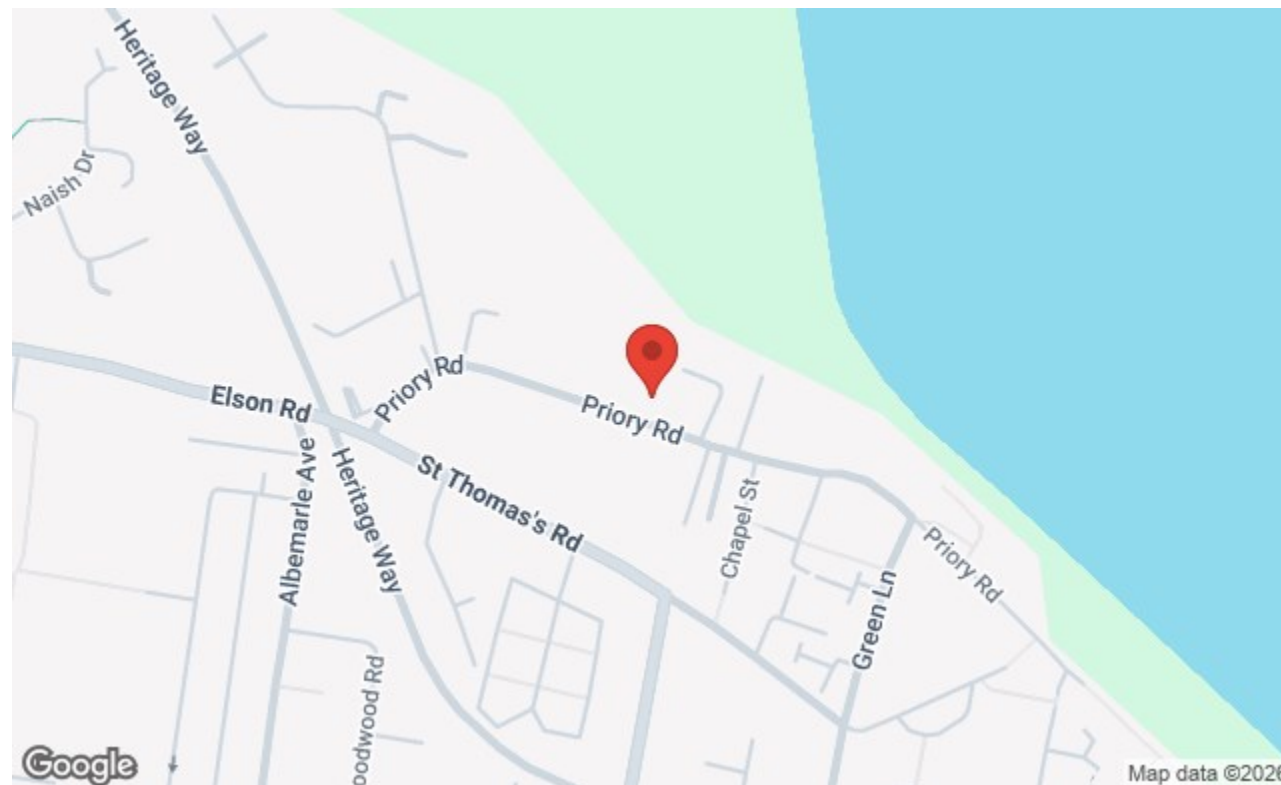


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1388992



# Asking Price £625,000

## Priory Road, Gosport PO12 4LF



## HIGHLIGHTS

- Rarely available four-bedroom character home
- Approximately 1,914 sq ft of accommodation
- Backs directly onto the water with far-reaching views
- Modern fitted kitchen with feature AGA
- En-suite shower room to the master bedroom
- Off-road parking to the front of the property
- Garden lodge, workshops, and three storage sheds
- Close to Hardway Sailing Club
- Downstairs WC
- Feature log burner in the main living room

Bernards Estate Agents are delighted to offer for sale this rarely available, four-bedroom character home, extending to approximately 1,914 sq ft, situated in the sought-after Priory Road, Hardway. The property enjoys a stunning waterside backdrop and has been significantly improved by the current owners.

The home benefits from double glazing, gas central heating, and a feature log burner in the main living room, adding warmth and character. The ground floor offers two generously sized reception rooms, a conservatory, and a spacious modern fitted kitchen featuring a statement AGA. A convenient downstairs WC completes the ground-floor accommodation.

On the first floor are three well-proportioned

double bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom. The second floor provides a further double bedroom with far-reaching views, ideal as a guest room, home office, or additional living space.

Externally, the property offers off-road parking to the front. The rear garden is of a generous size and includes a garden lodge, workshops, and three storage sheds, making it ideal for hobbyists or those needing ample storage.

Conveniently located close to Hardway Sailing Club, local shops, and bus routes, this impressive home combines character, space, and an enviable waterside setting. Early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS WC**

**LIVING ROOM**  
21'8 x 13'10 (6.60m x 4.22m)

**DINING ROOM**  
14'5 x 10'9 (4.39m x 3.28m)

**CONSERVATORY**  
12'4 x 8'11 (3.76m x 2.72m)

**LANDING**

**BEDROOM ONE**  
18'9 x 10'0 (5.72m x 3.05m)

**EN SUITE**  
6'0 x 5'3 (1.83m x 1.60m)

**BEDROOM THREE**  
14'1 x 10'11 (4.29m x 3.33m)

**BEDROOM FOUR**  
10'11 x 8'8 (3.33m x 2.64m)

**BATHROOM**  
5'11 x 5'3 (1.80m x 1.60m)

**SECOND FLOOR LANDING**

**BEDROOM TWO**  
16'1 x 13'0 (4.90m x 3.96m)

**OUTSIDE**

**FRONT DRIVEWAY**

**ENCLOSED REAR GARDEN**

**WORKSHOP**  
15'6 x 7'1 (4.72m x 2.16m)

**GARDEN LODGE**  
11'1 x 8'8 (3.38m x 2.64m)

**THREE STORAGE SHEDS**

**FREEHOLD / COUNCIL TAX BAND D**

**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

## 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!

## REMOVALS

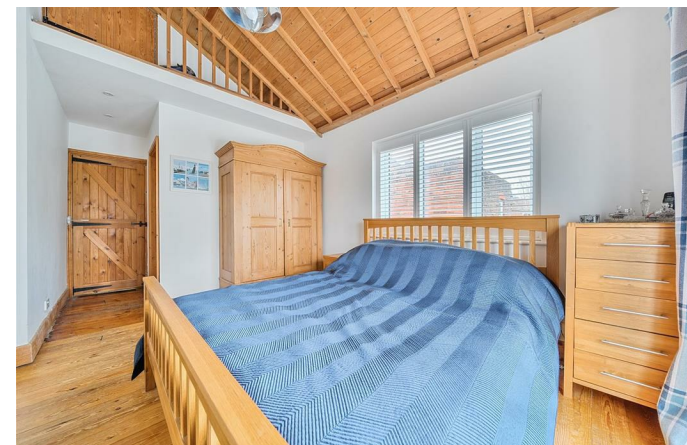
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	80
England & Wales			

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