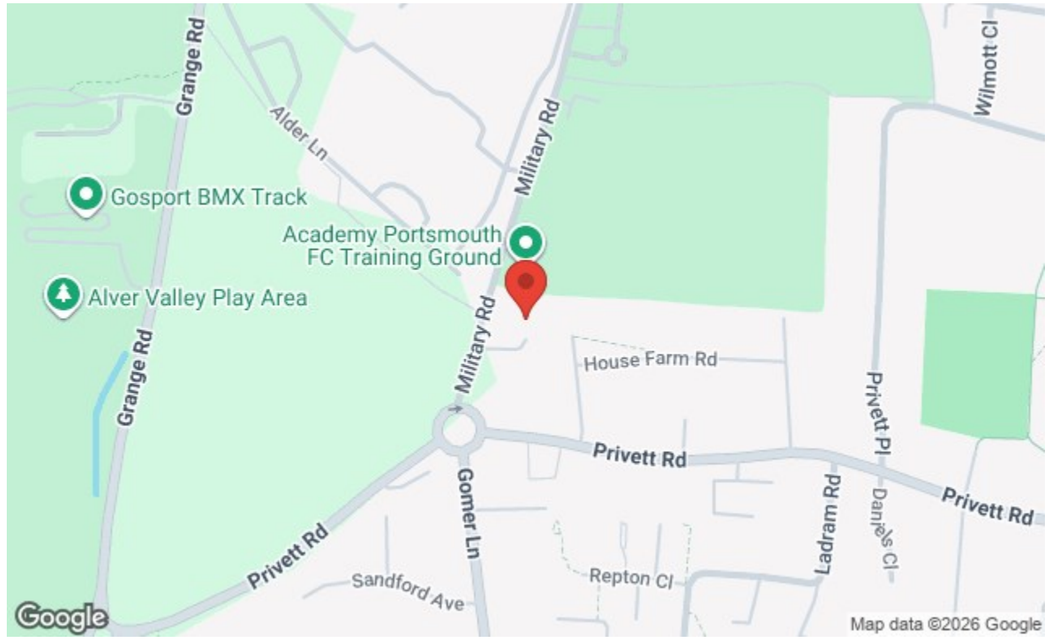
GROUND FLOOR

GROUND FLOOR

1ST FLOOR



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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FOR SALE

Offers Over £260,000

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3 1 2

HIGHLIGHTS

- Three-bedroom family home
- Traffic-free frontage overlooking Sultan Playing Fields and the Countrypark
- Walking distance to Stokes Bay Beach
- No onward chain
- Separate dining room
- Double glazing and gas central heating
- Low maintenance enclosed rear garden
- Rear access to garage
- Close to Bay House, Brune Park and Gomer schools
- Near local shops and bus routes

NO CHAIN!

Bernards Estate Agents are delighted to offer for sale this beautifully presented three-bedroom family home, perfectly positioned in one of Gosport's most sought-after residential locations. Just a short walk from the stunning coastline at Stokes Bay and the picturesque Alver Valley Country Park, the property also falls within easy reach of the highly regarded Bay House, Brune Park and Gomer schools.

Occupying an enviable position with a traffic-free frontage overlooking the open green space of Sultan Playing Fields, this attractive home enjoys a peaceful setting that is ideal for families.

The well-maintained accommodation benefits from double glazing and gas central heating throughout. The ground floor offers a bright and spacious living room, a separate dining room providing the perfect space for family meals and entertaining, and a well-appointed fitted kitchen with an excellent range of storage and work surfaces.

To the first floor are three generously sized bedrooms, all offering comfortable accommodation, together with a modern family bathroom finished to a high standard.

Outside, the property enjoys a private, enclosed rear garden designed for low-maintenance living, featuring a decked seating area, a useful storage shed and rear access leading directly to a garage situated in a nearby block, providing secure parking or additional storage.

The location is a real highlight, with local shops, bus routes and everyday amenities all within easy reach, while the beautiful seafront at Stokes Bay offers coastal walks, watersports and spectacular views across the Solent.

Combining generous living space, an exceptional location and an attractive outlook, this superb family home is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment.

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

PROPERTY INFORMATION

ENTRANCE PORCH

LIVING ROOM
18'0 x 12'1 (5.49m x 3.68m)

DINING ROOM
14'1 x 12'1 (4.29m x 3.68m)

KITCHEN
14'1 x 8'0 (4.29m x 2.44m)

LANDING

BEDROOM ONE
12'1 x 10'6 (3.68m x 3.20m)

BEDROOM TWO
11'0 x 10'6 (3.35m x 3.20m)

BEDROOM THREE
8'9 x 7'6 (2.67m x 2.29m)

BATHROOM
8'0 x 7'6 (2.44m x 2.29m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
16'9 x 7'11 (5.11m x 2.41m)

FREEHOLD / COUNCIL TAX BAND C

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.









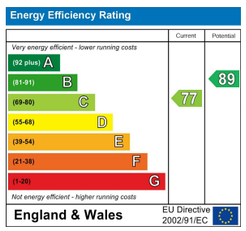












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