

Offers Over £425,000

Orion Avenue, Gosport PO12 4GL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Extended three-bedroom townhouse in excellent condition
- Stunning views over Portsmouth Harbour
- Highly sought-after waterside location at Priddys Hard
- Short walk to waterfront, shops, bars, and green spaces
- Modern fitted kitchen with integrated appliances
- Garage with light, power, and loft storage
- Front driveway providing off-road parking
- No onward chain
- Master bedroom with en suite and sea views

Extended by the current owners and presented in excellent condition, this three-bedroom townhouse offers spectacular views over Portsmouth Harbour. Situated in the highly sought-after waterside location of Priddys Hard, the property is just a short stroll from the waterfront, local shops, bars, and green spaces – perfect for dog walking.

The home features double glazing and gas central heating via a combi boiler installed approximately two years ago. On the ground floor, there is a modern fitted kitchen with integrated appliances and a range cooker included, a spacious lounge/diner with sliding patio doors leading to the garden, and a convenient downstairs WC.

The first floor offers a living room with two Juliette balconies enjoying sea views, alongside a double bedroom. On the second floor, there are two further double bedrooms with fitted wardrobes, including a master bedroom with en suite and sea views, as well as a family bathroom.

Externally, the property benefits from an enclosed rear garden larger than average, with a patio area, pond, side gate, and access to the garage, which has lighting, power, and loft storage. The front driveway provides additional off-road parking.

For buyers seeking a quick move, there is no onward chain.

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

Entrance Hall

Downstairs WC

Kitchen/Breakfast Room
12'6 x 9'4 (3.81m x 2.84m)

Lounge/Diner
20'6 x 12'4 (6.25m x 3.76m)

First Floor Landing

Lounge With Balcony
16'3 x 12'5 (4.95m x 3.78m)

Bedroom Three
12'5 x 8'6 (3.78m x 2.59m)

Second Floor Landing

Bedroom One
12'5 x 9'1 (3.78m x 2.77m)

Ensuite Shower Room

Bedroom Two
12'5 x 8'8 (3.78m x 2.64m)

Bathroom

Outside

Driveway

Garage

Enclosed Rear Garden

Freehold / Council Tax Band E

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

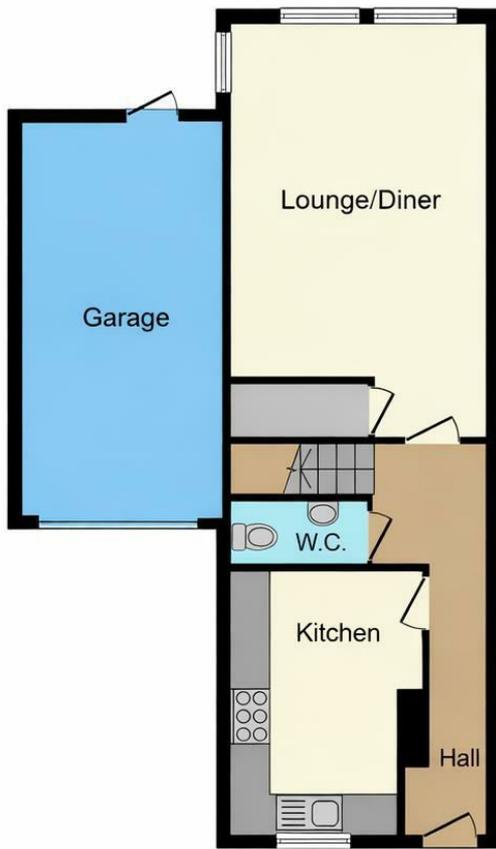
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!

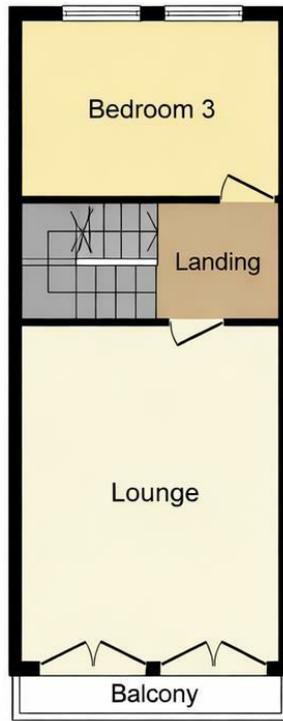


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

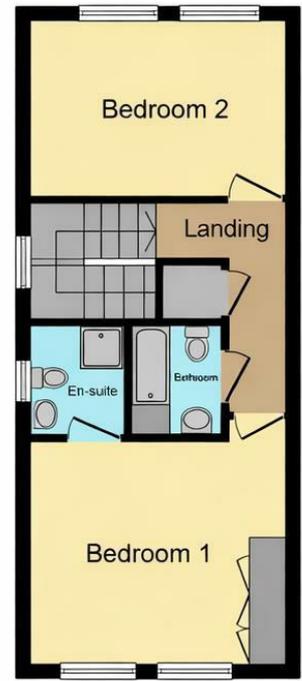




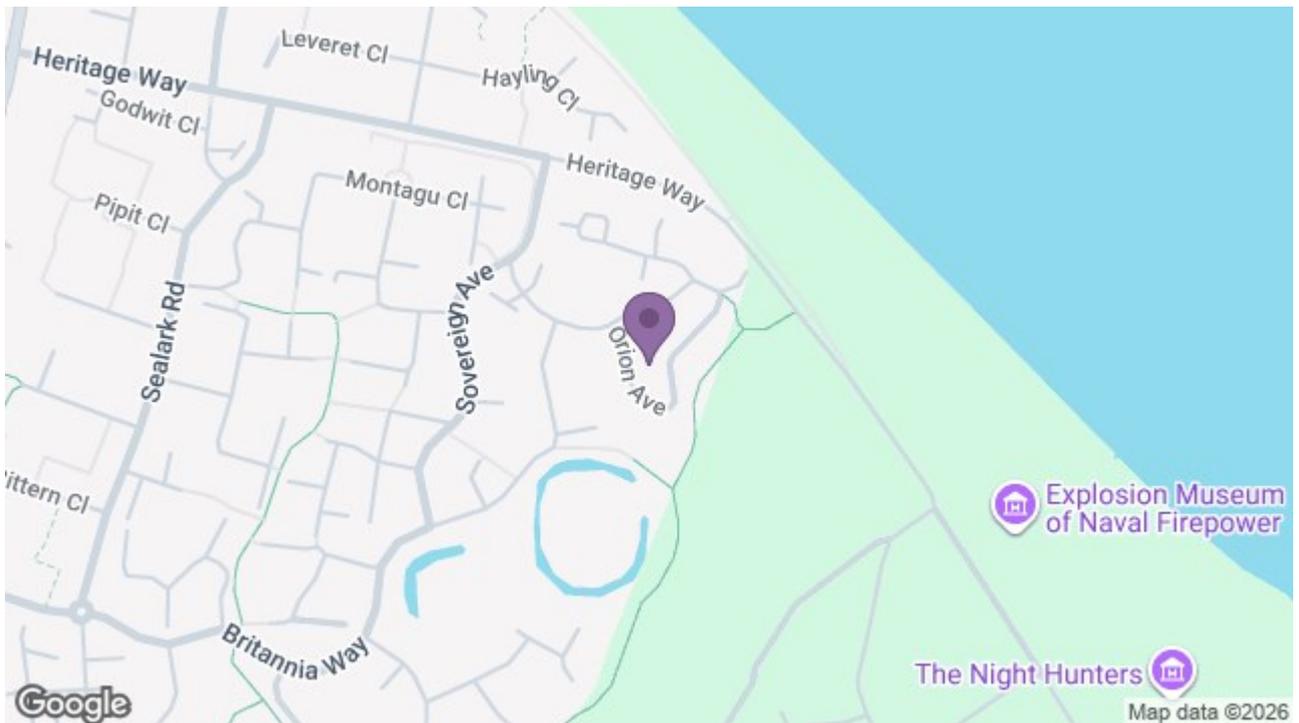
Ground Floor



First Floor



Second Floor



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