

Offers Over £150,000

Forton Road, Gosport PO12 3HE



## HIGHLIGHTS

- ◆ Purpose-built three-bedroom first-floor maisonette
- ◆ Double glazing and gas central heating
- ◆ Fitted kitchen with appliances to remain
- ◆ Spacious living room
- ◆ Three good-sized bedrooms
- ◆ Enclosed roof garden area
- ◆ Allocated parking
- ◆ Offered with no onward chain – ideal for a quick purchase

\*\*Price range £150,000 - £160,000\*\*

Bernards Estate Agents are delighted to offer for sale this purpose-built three-bedroom first-floor maisonette, conveniently located within easy reach of Gosport town centre.

The property benefits from double glazing and gas central heating throughout. On the ground floor, there is a fitted kitchen with

appliances to remain, along with a spacious living room. Upstairs, the accommodation comprises three good-sized bedrooms and a family bathroom.

Externally, the property offers an enclosed roof garden area and allocated parking. The property is offered with no onward chain, making it an ideal purchase for buyers looking for a swift transaction.

Call today to arrange a viewing

02392 004660

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





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# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

10'10 x 9'5 (3.30m x 2.87m)

## LIVING ROOM

17'2 x 15'10 (5.23m x 4.83m)

## LANDING

## BEDROOM ONE

13'10 x 10'1 (4.22m x 3.07m)

## BEDROOM TWO

11'0 x 9'8 (3.35m x 2.95m)

## BEDROOM THREE

10'11 x 6'11 (3.33m x 2.11m)

## BATHROOM

6'5 x 5'11 (1.96m x 1.80m)

## OUTSIDE

## ROOF GARDEN

## ALLOCATED PARKING

## Leasehold Information

We are informed that the lease has approximately 102 years remaining, and that the service charge is approximately £1,570 per annum.

## Leasehold / 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 procedability 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!



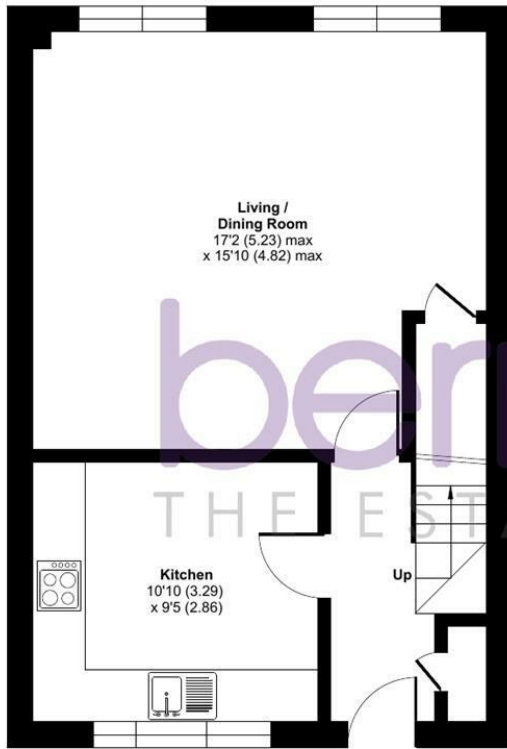
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



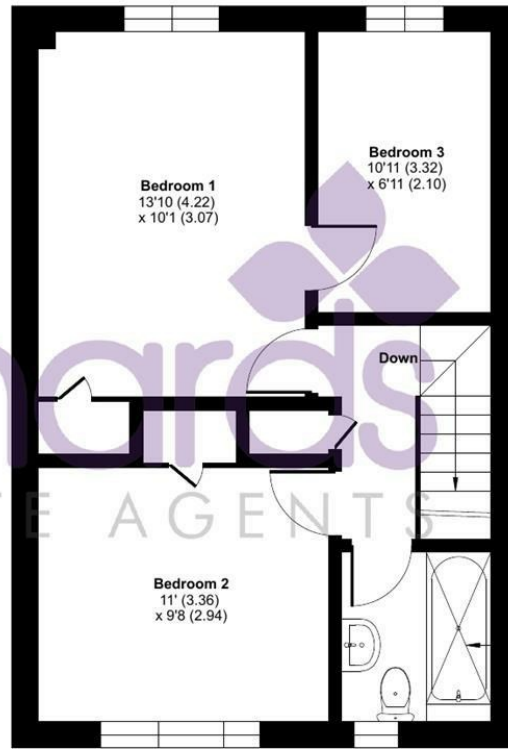
# Bartons Court, Forton Road, Gosport, PO12

Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale

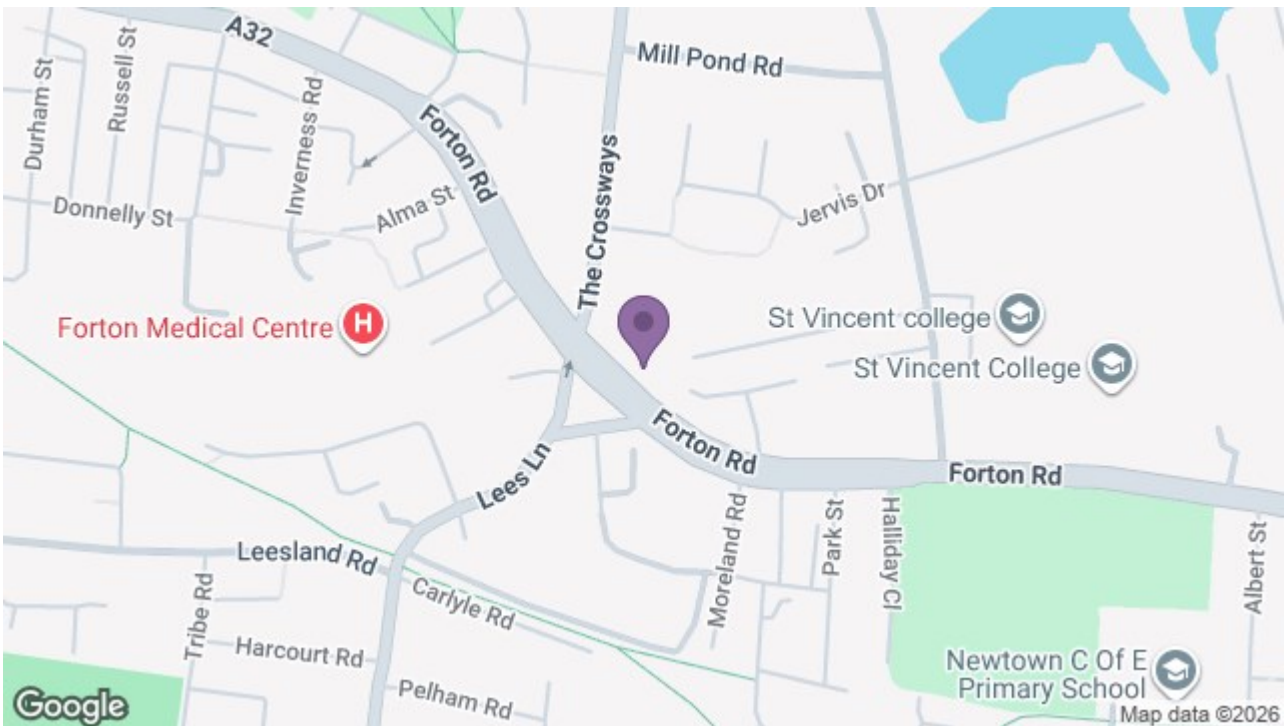


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1402546



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