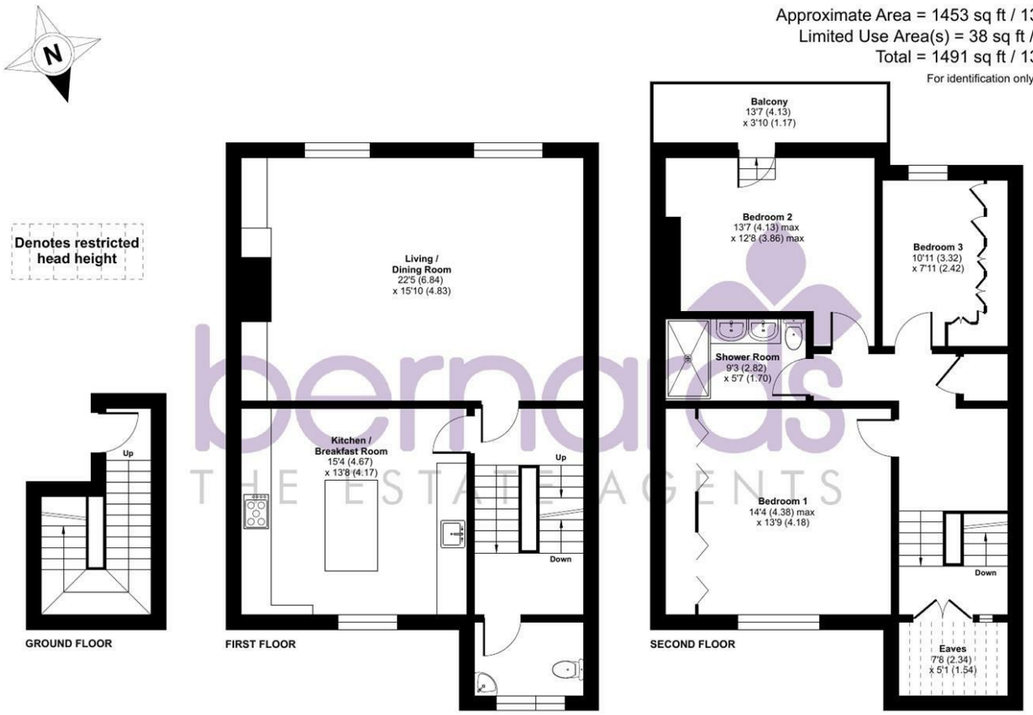
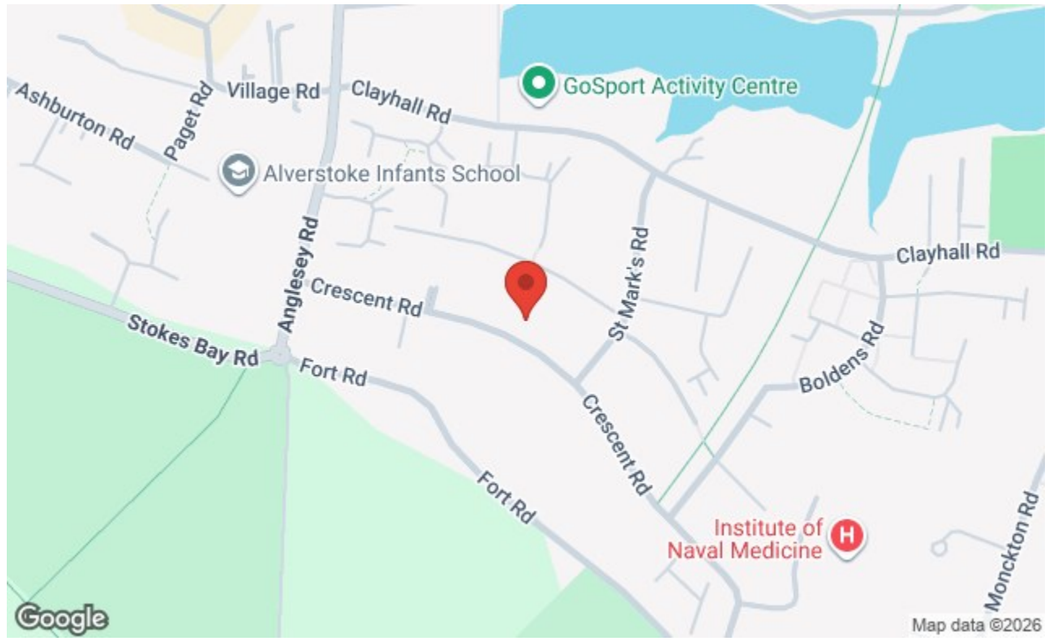
Crescent Road, Gosport, PO12

Approximate Area = 1453 sq ft / 134.9 sq m
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Total = 1491 sq ft / 138.4 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410871



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

FOR SALE

Asking Price £400,000

Crescent Road, Gosport PO12 2DH

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- Exceptional Grade II Listed three-bedroom penthouse
- Located on Crescent Road, Alverstoke
- Just one road back from Stokes Bay beach
- Southerly sea views across the Solent
- Full of character with large sash windows and high ceilings
- Private balcony with space for table and chairs
- Generous lounge/diner with working fireplace
- Residents own a share of the freehold
- Offered with no onward chain

Bernards Estate Agents are delighted to offer for sale this exceptional Grade II Listed three-bedroom penthouse apartment, located on Crescent Road, one of the most sought-after roads in Alverstoke.

Situated just one road back from Stokes Bay beach, this home offers an enviable coastal lifestyle, with southerly sea views across the Solent towards the Isle of Wight. The property beautifully blends period charm with modern comfort and benefits from gas central heating, with a boiler approximately two years old that has been regularly serviced. Character features include large sash windows and high ceilings, enhancing the sense of light and space throughout.

Arranged over three floors, the accommodation begins with the entrance and stairs leading to the first floor landing, where there is a WC. The spacious fitted kitchen/breakfast room features integrated appliances and an island unit, while the generous lounge/diner offers Karndean flooring, a working fireplace, a window seat, and shutters that will remain.

On the second floor, there are three well-proportioned bedrooms. The principal bedroom benefits from access to a private balcony with space for a table and chairs, and there is also a refitted modern shower room on this level.

Externally, the property enjoys access to a communal garden, along with a private shed for storage and rear vehicle access. The residents own a share of the freehold, and the building has undergone a programme of maintenance works, including repointing and external redecoration, helping to keep it in excellent condition. We are advised by the seller that there are no pet restrictions, and for buyers looking to move quickly, the property is offered with no onward chain.

Early viewing is highly recommended to fully appreciate both the accommodation and the lifestyle on offer.

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

PROPERTY INFORMATION

GROUND FLOOR ENTRANCE
Stairs to first floor landing.

FIRST FLOOR LANDING

DOWNSTAIRS WC

KITCHEN/BREAKFAST ROOM
15'4 x 13'8 (4.67m x 4.17m)

LIVING/DINING ROOM
22'5 x 15'10 (6.83m x 4.83m)

SECOND FLOOR LANDING

BEDROOM ONE
14'4 x 13'9 (4.37m x 4.19m)

BEDROOM TWO
13'7 x 12'6 (4.14m x 3.81m)

BEDROOM THREE
10'11 x 7'11 (3.33m x 2.41m)

BALCONY
13'7 x 3'10 (4.14m x 1.17m)

OUTSIDE

COMMUNAL GARDENS

SHARE OF FREEHOLD INFORMATION
We are advised by the seller that the property benefits from the remainder of a 999-year lease, with a service charge of approximately £75 per month.

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.

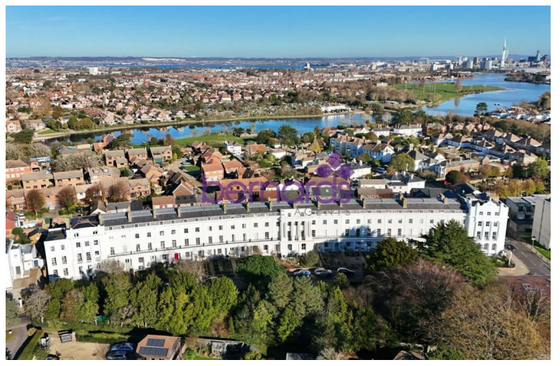
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

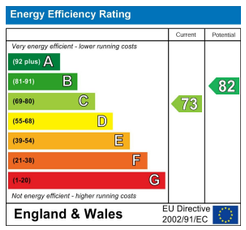
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!





Scan here to see all our properties for sale and rent

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