

Offers Over £150,000

Frobisher Close, Gosport PO13 8EH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Purpose-built first-floor flat
- ❖ Two spacious double bedrooms
- ❖ Large kitchen/diner
- ❖ Allocated parking space
- ❖ Short walk to Alver Village shops
- ❖ Security intercom system
- ❖ Double glazing and electric heating
- ❖ Perfect for first-time buyer
- ❖ Close to Alver Valley Country Park
- Brick-built private storage shed

Bernards are pleased to present this well-maintained, purpose-built two-bedroom first-floor flat, ideally located on the outskirts of Gosport.

The property features double glazing throughout and electric heating, with secure entry via an intercom system and gated access to the residents' car park.

Internally, the flat offers a spacious entrance hall with built-in storage, two generously sized double bedrooms with fitted wardrobes, a bathroom, and a bright

kitchen/diner. The well-proportioned living room includes a charming box window with views over a green communal area, providing a peaceful outlook.

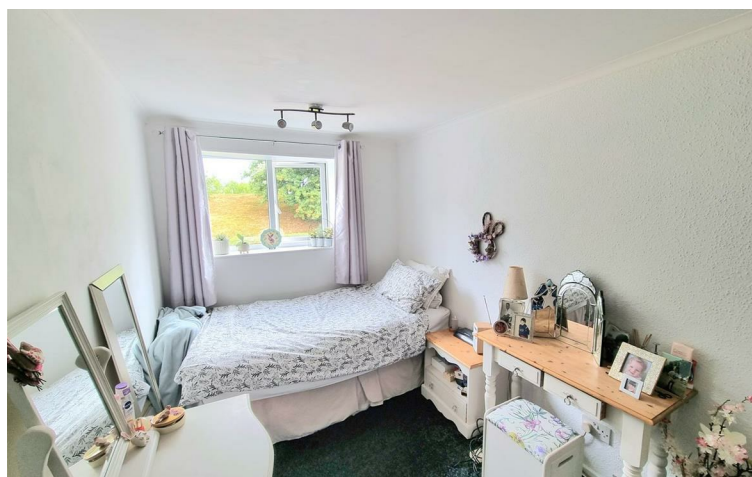
Additional benefits include a brick-built storage shed at ground level, a shared clothes-drying area on the first floor, and an allocated parking space.

Conveniently situated near Alver Village shopping facilities, Tesco supermarket, and the scenic Alver Valley Country Park, this property represents an excellent opportunity for first-time buyers or investors alike.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

13'6 x 11'3 (4.11m x 3.43m)

## KITCHEN/DINER

18'7 x 8'4 (5.66m x 2.54m)

## BEDROOM ONE

13'4 x 8'1 (4.06m x 2.46m)

## BEDROOM TWO

13'4 x 7'1 (4.06m x 2.16m)

## BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

## OUTSIDE

## ALLOCATED PARKING

## STORAGE SHED

## Leasehold Information

We are informed by our seller that the service charge is £70 per month which includes the buildings insurance.

## Council Tax Band A / Leasehold

## 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

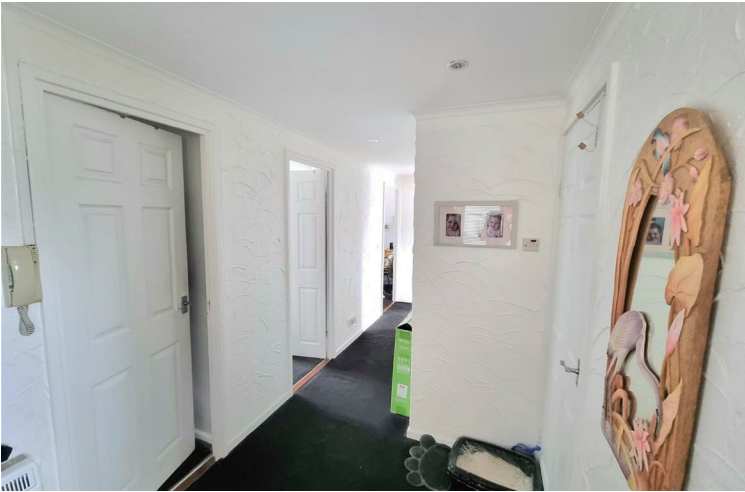
## Bernards Mortgage & Protection

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!

## Agents Note

This property is a concrete construction.



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	

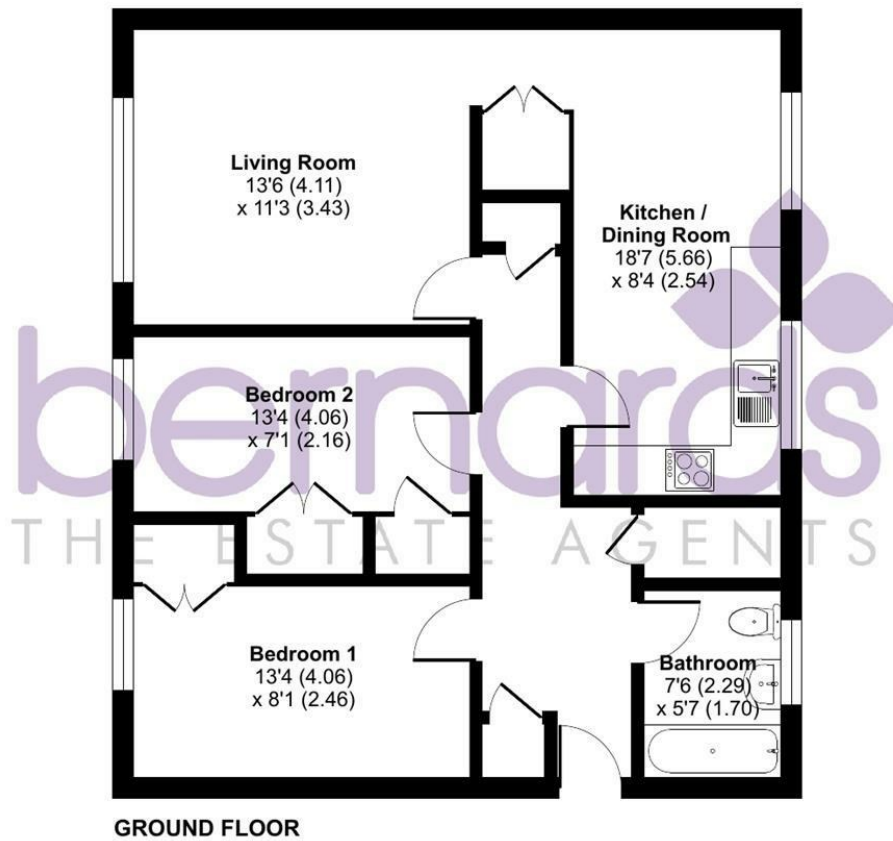
Scan here to see all our properties for sale and rent



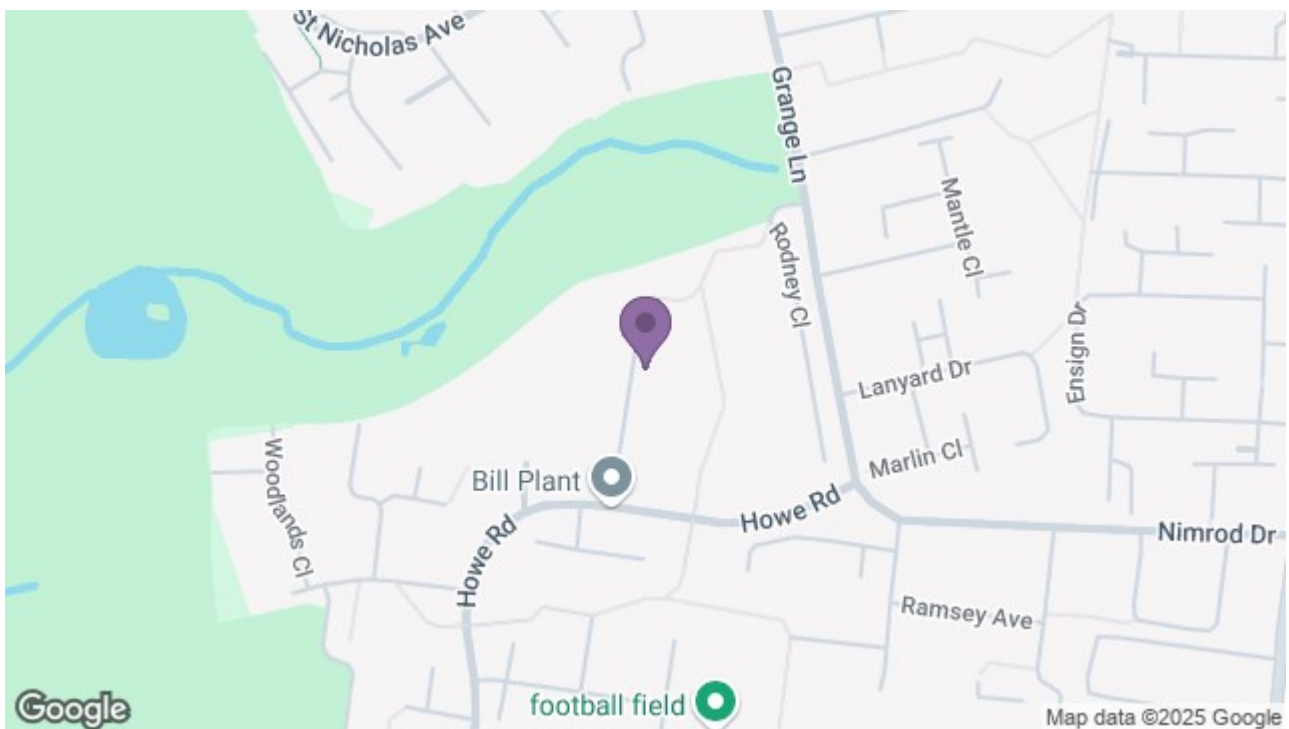
## Frobisher Close, Gosport, PO13

Approximate Area = 678 sq ft / 62.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331623



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