

Offers Over £175,000

Narborough House, Gosport PO12
4WG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Modern first-floor apartment
- Two double bedrooms
- Open-plan living area
- Modern fitted kitchen
- Double glazing and electric heating
- Allocated parking
- Views towards Portsmouth Harbour
- No onward chain

Investment Opportunity – Tenant in Situ until October 2026

Available exclusively to investment buyers, this modern first-floor apartment is being sold with a tenant in situ paying £1,150 per calendar month, with the intention to remain beyond the tenancy end date of October 2026.

Situated in the highly sought-after Priddy's Hard area of Gosport, the property is well presented throughout and benefits from double glazing and electric heating. The accommodation comprises two double

bedrooms, a contemporary bathroom suite and a stylish open-plan kitchen which flows into the living area. French doors open to a Juliet balcony, offering views across to Portsmouth Harbour.

Externally, the apartment enjoys the benefit of allocated parking along with access to well-maintained communal gardens. The location is particularly attractive, with the Powder Monkey Taphouse and Explosion Museum just a short walk away. The Millennium Bridge provides direct access to Clarence Marina, renowned for its excellent sailing facilities, as well as the convenience of Gosport town centre.

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





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PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER

22'7 x 11'2 (6.88m x 3.40m)

BEDROOM ONE

14'2 x 8'10 (4.32m x 2.69m)

BEDROOM TWO

14'2 x 9 (4.32m x 2.74m)

BATHROOM

7'6 x 6'5 (2.29m x 1.96m)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION

We are informed by our seller that there is a Ground Rent £150 per annum.

Service Charge £177 per month. Remainder of 155 year lease from 2006.

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.

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

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!

Council Tax Band D / Leasehold



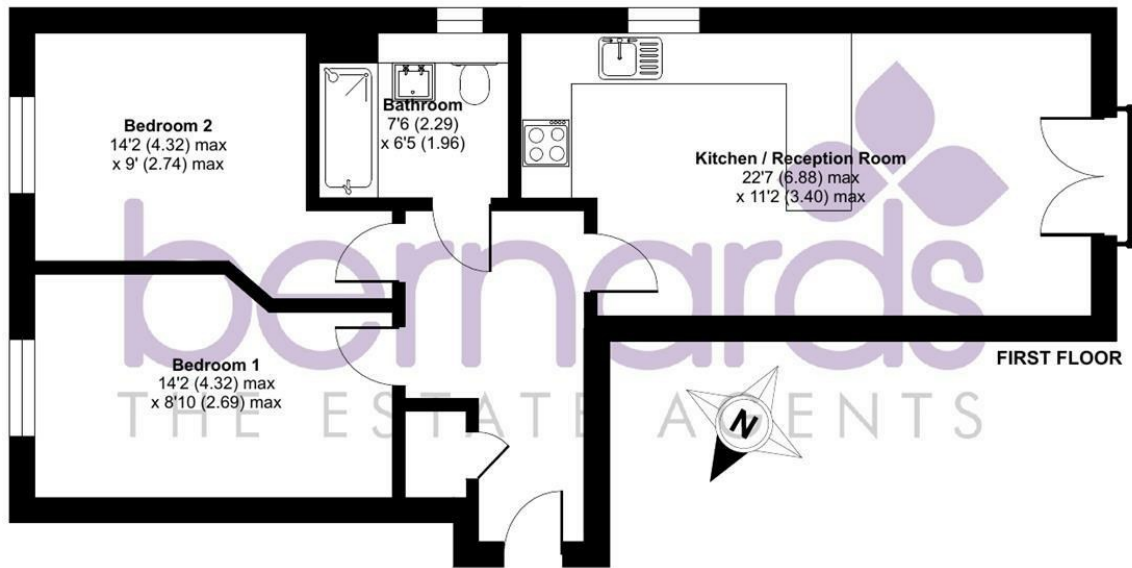
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



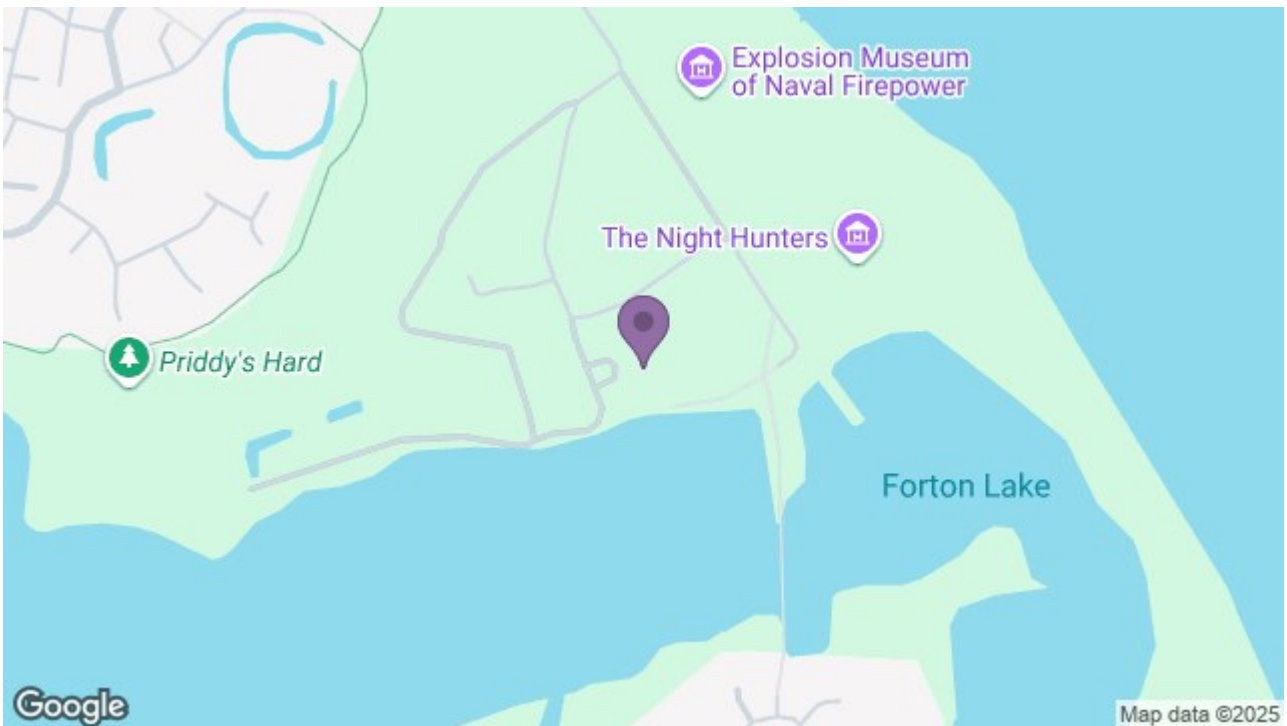
Narborough House, 1 Searle Drive, Gosport, PO12

Approximate Area = 624 sq ft / 58 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). © nctechcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1339923



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