

Offers Over £260,000

Arundel Road, Gosport PO12 3LS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Well-presented three-bedroom house
- Bay House School catchment area
- Double glazing and gas central heating
- Spacious lounge/diner
- Modern fitted kitchen
- Enclosed rear garden with rear pedestrian gate
- Two allocated parking spaces
- Ideal family home or investment opportunity

Bernards are delighted to offer for sale this well-presented three-bedroom house, situated in a quiet cul-de-sac within the sought-after Bay House School catchment area.

The property benefits from double glazing and gas central heating throughout. The ground floor offers a spacious lounge/diner and a modern fitted kitchen, ideal for both family living and entertaining.

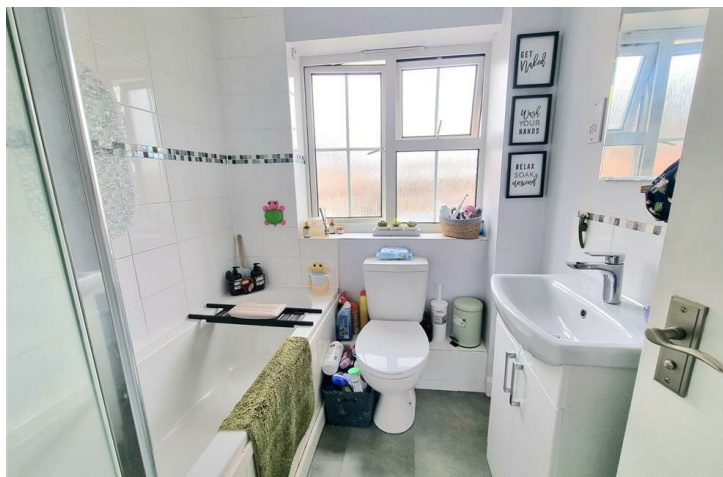
Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home boasts two allocated parking spaces and a private, enclosed rear garden with a rear pedestrian gate, providing both convenience and security.

This property would make an ideal family home or investment, and early viewing is highly recommended.

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





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PROPERTY INFORMATION

Entrance Hall

Kitchen
8 x 8 (2.44m x 2.44m)

Lounge/Diner
24 x 10'5 (7.32m x 3.18m)

Landing

Bedroom One
10'7 x 9'10 (3.23m x 3.00m)

Bedroom Two
11'4 x 8'4 (3.45m x 2.54m)

Bedroom Three
8'2 x 8'2 (2.49m x 2.49m)

Bathroom
5'8 x 5'2 (1.73m x 1.57m)

OUTSIDE

Two Allocated Parking Spaces

Enclosed Rear Garden

Agents Note

We are informed by our seller that there is a community charge of £43.64 per month.
Disclaimer: Please note that the seller of this property is a connected person to Bernards Estate Agents as defined by the Estate Agents Act 1979.

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.

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!

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.

Freehold / Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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	

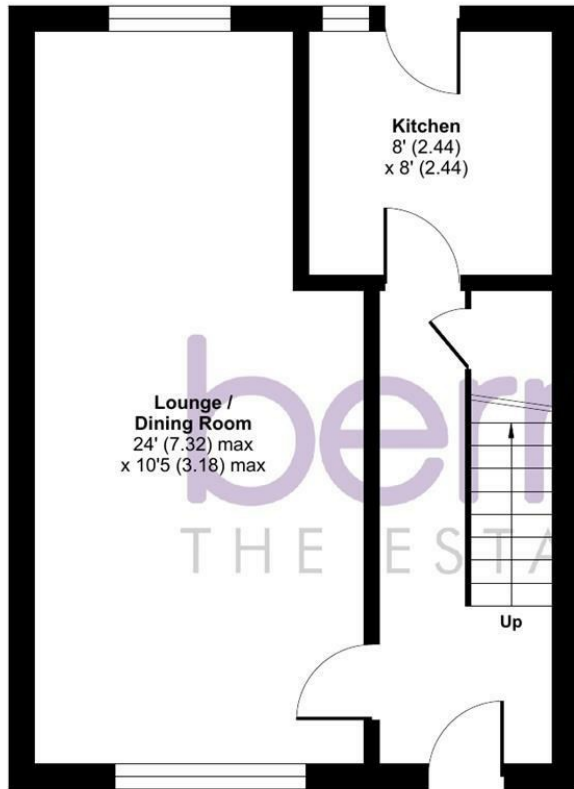
Scan here to see all our properties for sale and rent



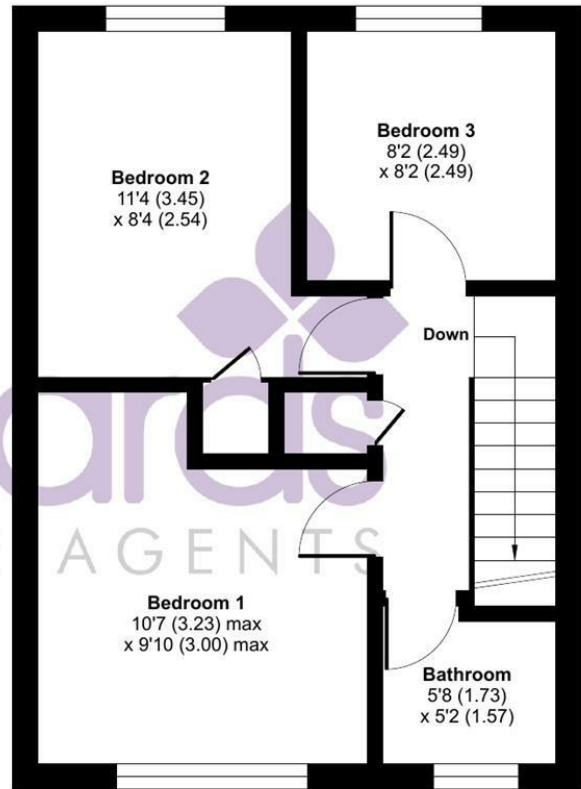
Arundel Road, Gosport, PO12

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale

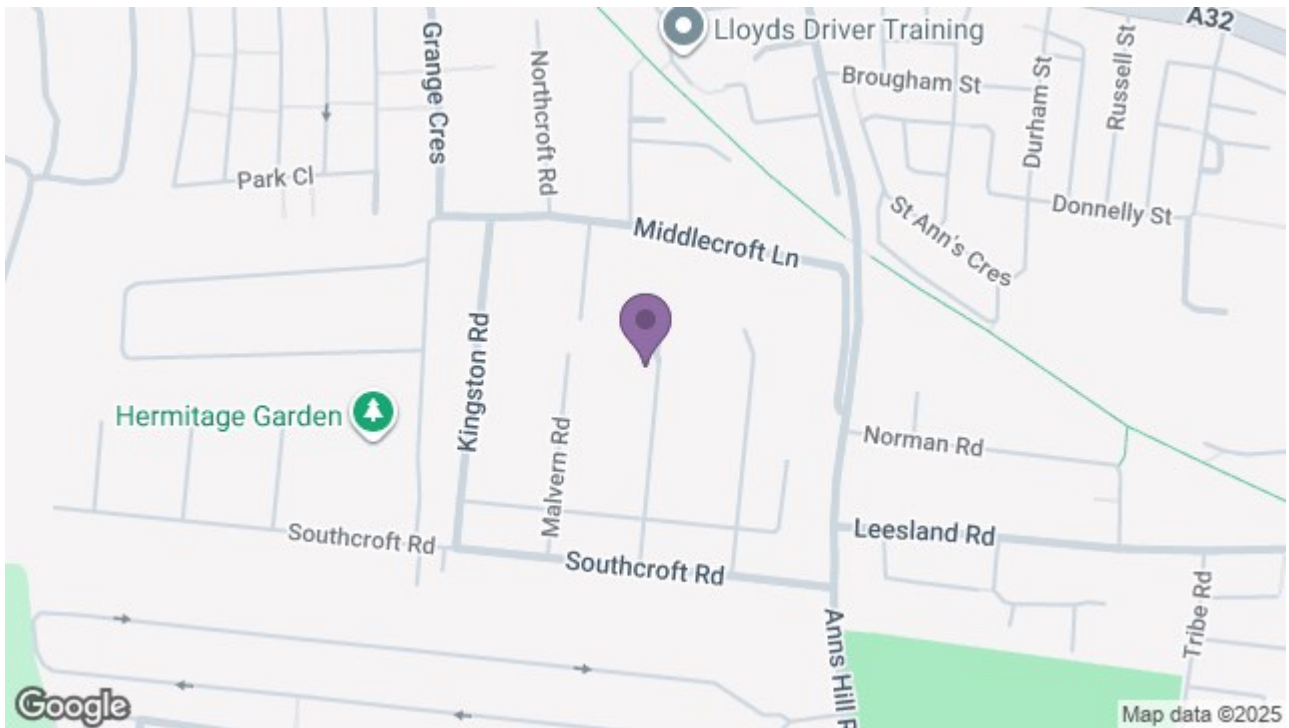


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341411



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