

Asking Price £240,000

Clayhall Road, Gosport PO12 2AJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Sought-after Alverstoke location
- ❖ Charming two double bedroom character home
- ❖ Close to Stokes Bay beach and Gosport town centre
- ❖ Spacious lounge/diner
- ❖ Double glazing and gas central heating
- ❖ Large rear garden with a southerly aspect
- ❖ Fitted kitchen
- Bay House School catchment area

Bernards Estate Agents are delighted to offer for sale this charming two-bedroom house, situated in the highly sought-after Alverstoke area of Gosport. The property is conveniently located close to Gosport town centre, Stokes Bay beach, and falls within the Bay House School catchment area.

Internally, the home benefits

from double glazing and gas central heating. The ground floor comprises a spacious lounge/diner and a fitted kitchen, while the first floor offers two double bedrooms and a family bathroom.

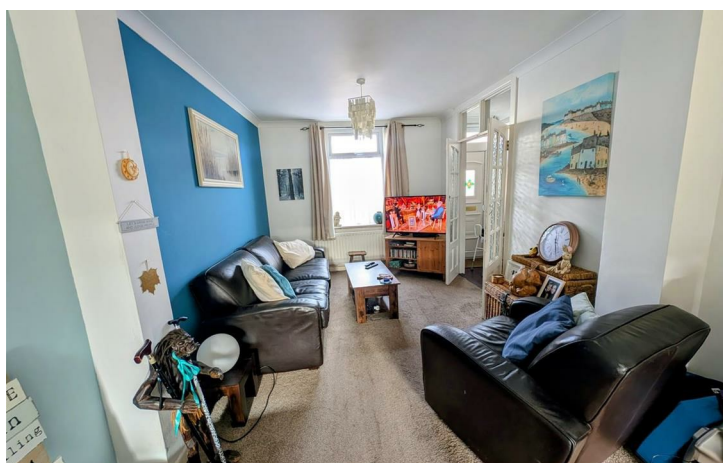
Externally, there is a generously sized rear garden with a desirable southerly aspect, along with rear pedestrian access.

Call today to arrange a viewing

02392 004660

www.bernardsea.co.uk





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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER

22'4 x 9'8 (6.81m x 2.95m)

KITCHEN

9'2 x 7'10 (2.79m x 2.39m)

REAR LOBBY

LANDING

BEDROOM ONE

13'0 x 10'11 (3.96m x 3.33m)

BEDROOM TWO

10'10 x 7'4 (3.30m x 2.24m)

BATHROOM

9'2 x 7'11 (2.79m x 2.41m)

OUTSIDE

ENCLOSED REAR GARDEN

ON STREET PARKING

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	

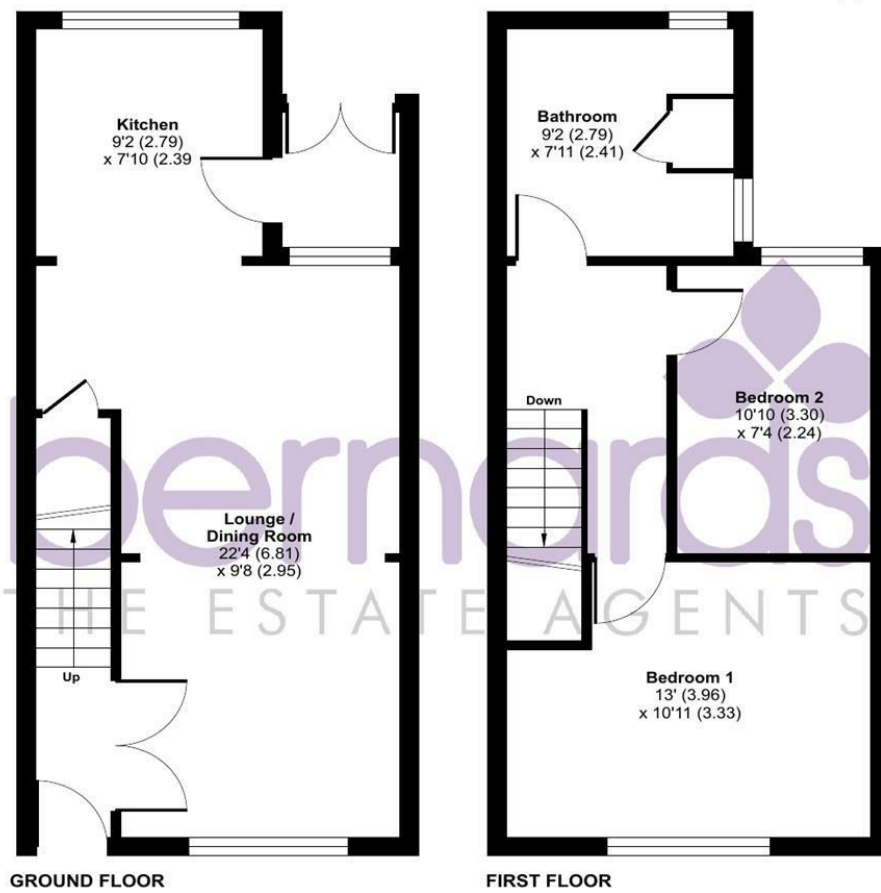
Scan here to see all our properties for sale and rent



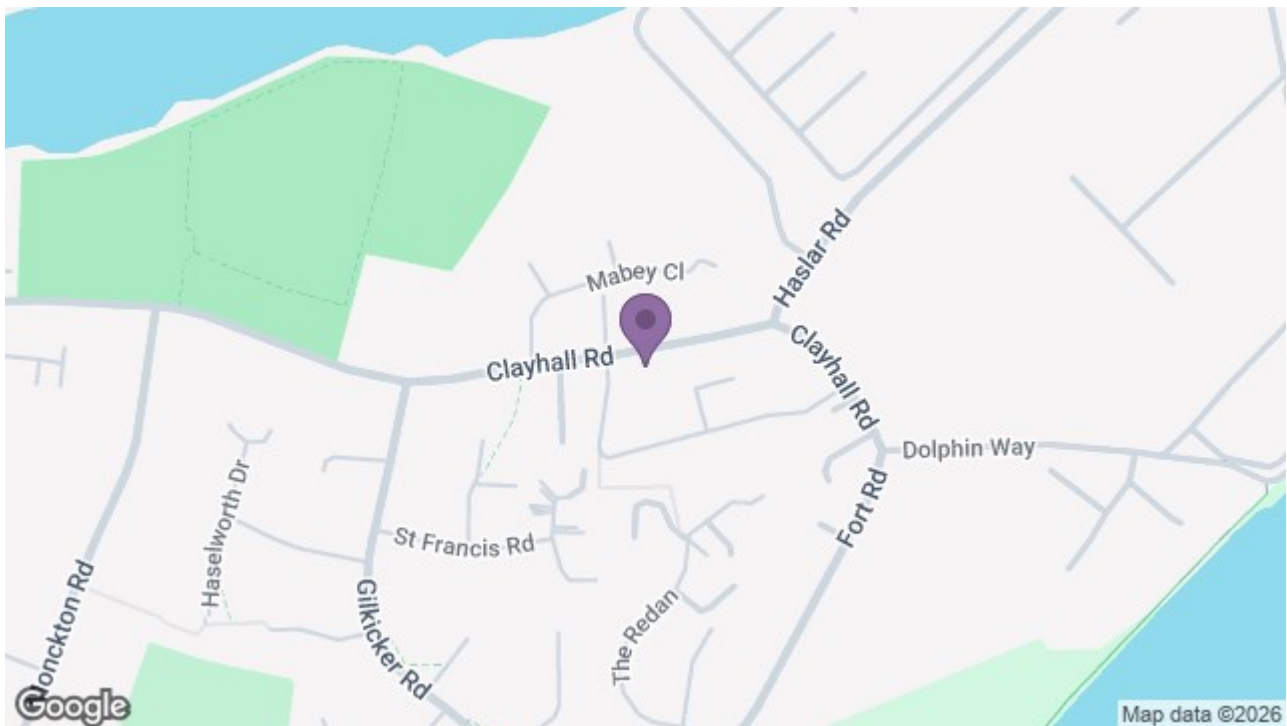
Clayhall Road, Gosport, PO12

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nchecon2026 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1408792



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