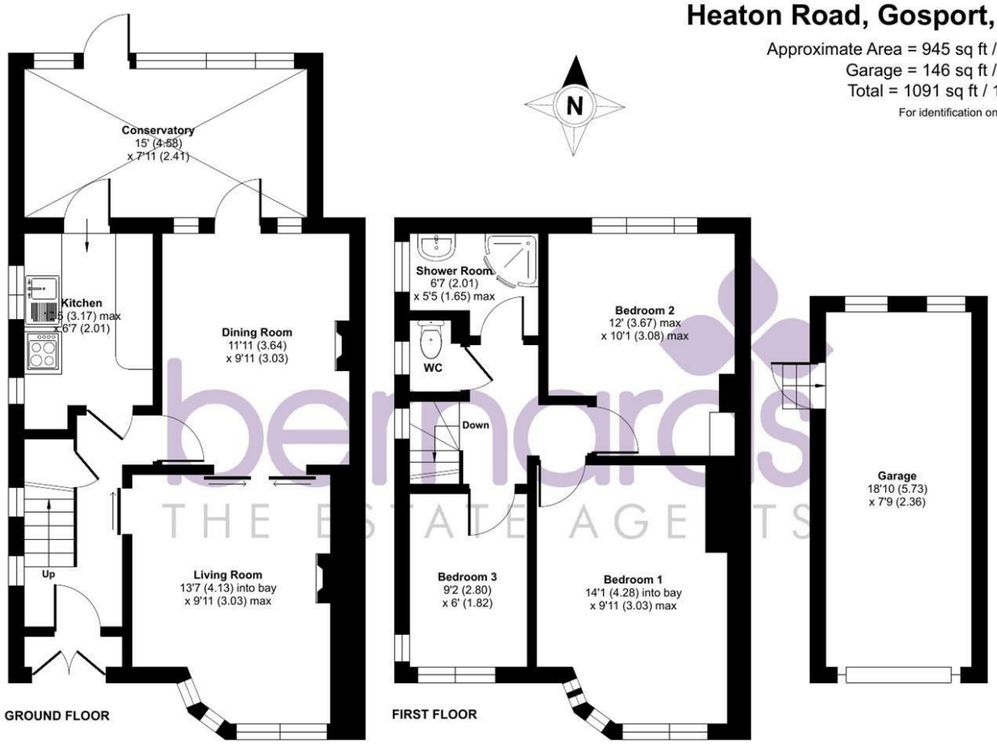
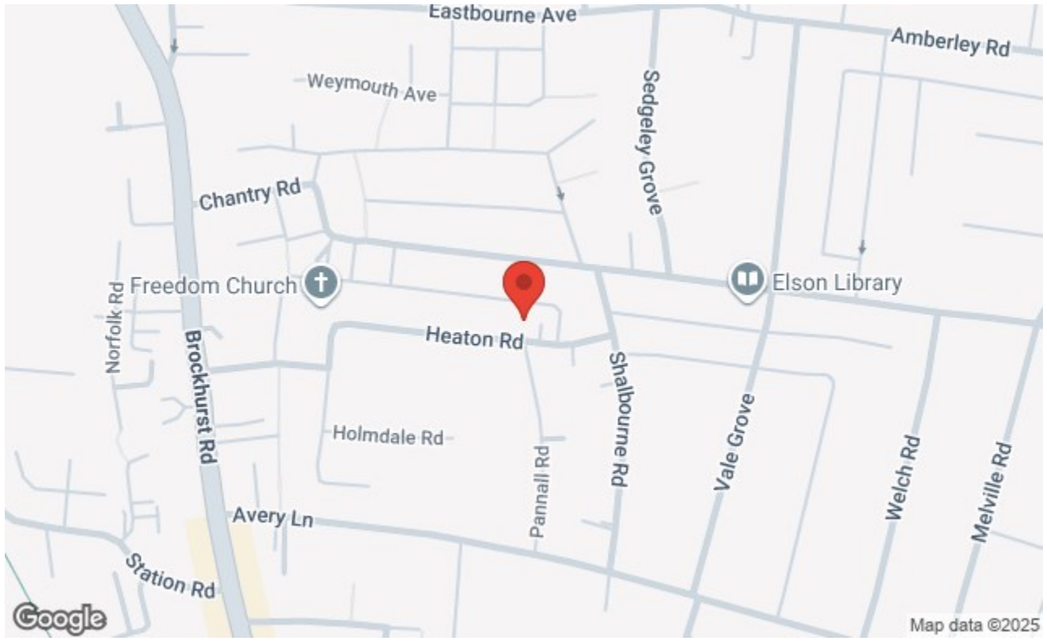
Heaton Road, Gosport, PO12

Approximate Area = 945 sq ft / 87.7 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1091 sq ft / 101.2 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1365584



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

FOR SALE

Asking Price £270,000

Heaton Road, Gosport PO12 4PL

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- Three bedrooms
- Double glazing and gas central heating via a combi boiler
- Spacious living room
- Separate dining room
- Detached garage
- Offered with no onward chain
- Sought-after Elson location close to shops, schools, and bus routes
- Enclosed rear garden

Bernards is delighted to offer for sale this well-presented three-bedroom semi-detached house, ideally situated in the sought-after Elson area of Gosport.

The property benefits from double glazing and gas central heating via a combi boiler, providing comfort and efficiency throughout the year.

On the ground floor, you'll find a welcoming living room with an attractive bay window, a separate dining room, a modern kitchen, and a conservatory/utility room offering versatile extra space.

Upstairs features three bedrooms, a family bathroom, and a separate WC.

Externally, the home boasts an enclosed rear garden with rear vehicle access leading to a detached garage—perfect for parking or storage.

Located close to local shops, bus routes, and reputable schools, this property represents an ideal opportunity for first-time buyers and is offered with no onward chain.

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

PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM
13'7 x 9'11 (4.14m x 3.02m)

DINING ROOM
11'11 x 9'11 (3.63m x 3.02m)

KITCHEN
10'5 x 6'7 (3.18m x 2.01m)

CONSERVATORY
15 x 7'11 (4.57m x 2.41m)

LANDING

BEDROOM ONE
14'1 x 9'11 (4.29m x 3.02m)

BEDROOM TWO
12 x 10'1 (3.66m x 3.07m)

BEDROOM THREE
9'2 x 6 (2.79m x 1.83m)

SHOWER ROOM
6'7 x 5'5 (2.01m x 1.65m)

SEPARATE WC

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
18'10 x 7'9 (5.74m x 2.36m)

FREEHOLD / COUNCIL TAX BAND C

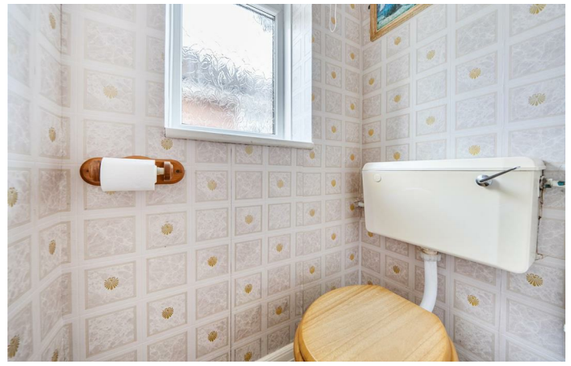
ANTI MONEY LAUNDERING
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of 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.

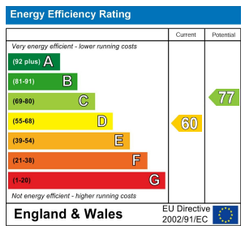
OFFER CHECK PROCEDURE

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. We 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
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!





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