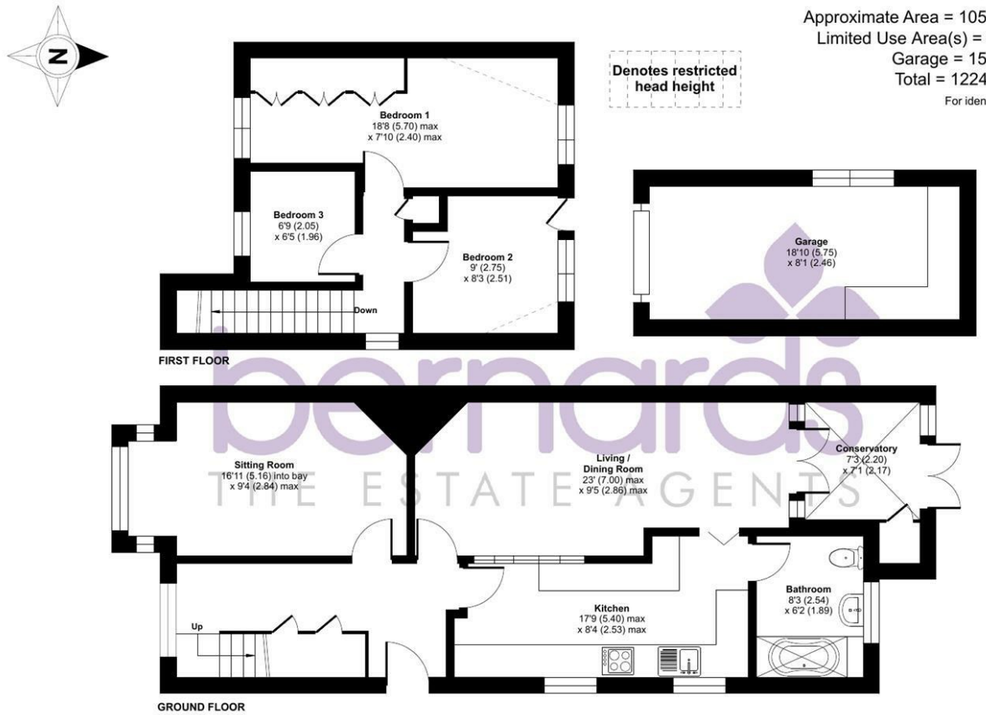
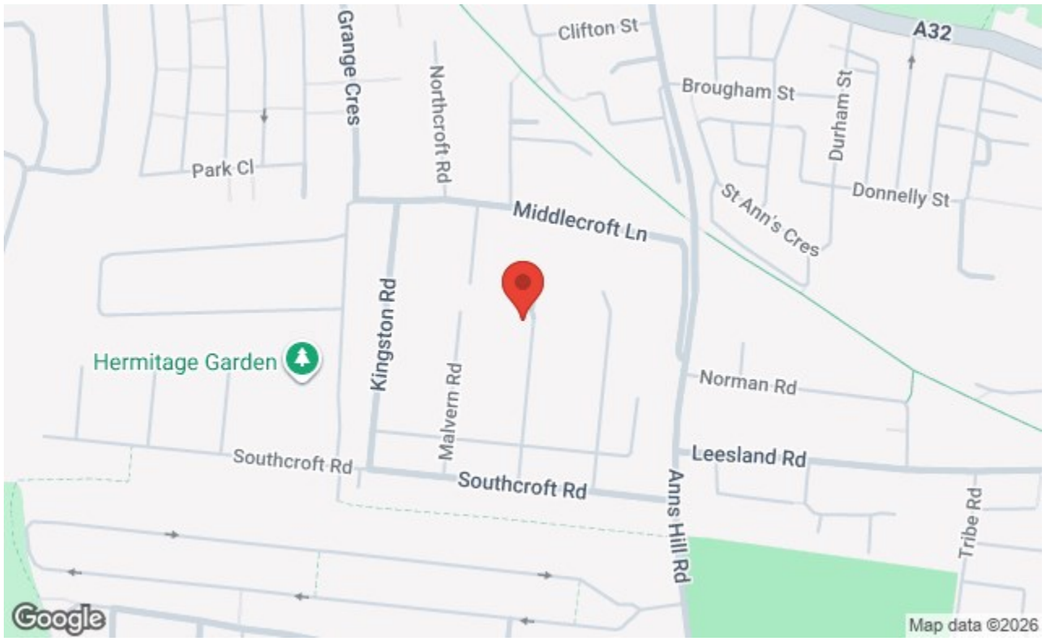
Arundel Road, Gosport, PO12

Approximate Area = 1058 sq ft / 98.2 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1224 sq ft / 113.6 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: 1394574



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

FOR SALE

Asking Price £325,000

Arundel Road, Gosport PO12 3LS

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- Well-presented three/four-bedroom semi-detached chalet bungalow
- Improved throughout by the current owners
- Modern fully fitted kitchen installed in 2019
- Conservatory
- Double glazing and gas central heating
- Master bedroom with dressing area and fitted wardrobes
- Off Road Parking & Detached Garage
- Bay House School catchment

Bernards Estate Agents are delighted to offer for sale this well-presented three/four-bedroom semi-detached chalet bungalow, located in Gosport.

The property has been significantly improved by the current owners and benefits from double glazing, gas central heating with a replaced boiler (circa three years ago), replacement fascias in 2024, and redecoration throughout.

On the ground floor, the accommodation comprises a modern fitted kitchen installed in 2019, featuring fully integrated appliances including an oven, induction hob, dishwasher, microwave, wine cooler, and fridge/freezer. There is a spacious lounge/diner, a family bathroom, a conservatory, and an additional reception room which could be used as a fourth bedroom. Also, the flat roofs to the extension and dormers have been replaced 5 years ago.

To the first floor are three good-sized bedrooms, with the master bedroom benefitting from a dressing area and fitted wardrobes.

Externally, the property offers a recently constructed front driveway and an enclosed rear garden featuring a paved patio area, artificial grass, bar area, outside tap, power point, and side access leading to the garage. The garage benefits from light, power, fitted kitchen base units, and a replaced roof (circa two years ago).

The property is conveniently located close to bus routes and falls within the Bay House School catchment area.

An internal viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
17'9 x 8'4 (5.41m x 2.54m)

LOUNGE/DINER
23'0 x 9'5 (7.01m x 2.87m)

CONSERVATORY
7'3 x 7'1 (2.21m x 2.16m)

SITTING ROOM/BEDROOM FOUR
16'11 x 9'4 (5.16m x 2.84m)

BATHROOM
8'3 x 6'2 (2.51m x 1.88m)

LANDING

BEDROOM ONE
18'8 x 7'10 (5.69m x 2.39m)

BEDROOM TWO
9'0 x 8'3 (2.74m x 2.51m)

BEDROOM THREE
6'9 x 6'5 (2.06m x 1.96m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

GARAGE
18'10 x 8'1 (5.74m x 2.46m)

FREEHOLD / COUNCIL TAX BAND C

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

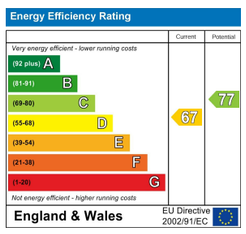
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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!



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