

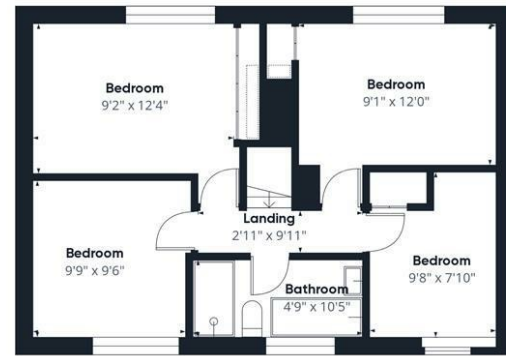


Asking Price £355,000

Fort Road, Gosport PO12 2AR



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1046.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## HIGHLIGHTS

- FOUR BEDROOMS
- WELL PRESENTED
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- ALVERSTOKE LOCATION
- CLOSE TO THE BEACH
- BAY HOUSE SCHOOL CATCHMENT

A beautifully presented four-bedroom home in sought-after Alverstoke, offered with a front driveway and no onward chain.

This well-maintained property has been upgraded to a high standard by the current owner and offers spacious, versatile accommodation ideal for family living. Perfectly positioned close to Stokes Bay and a range of local amenities, it combines comfort, style and convenience.

A brick-built front porch opens into the welcoming entrance hall, featuring Karndean flooring, stairs to the first floor and a convenient ground floor WC. The flooring continues into the bright dual-aspect living room, complete with a feature fireplace and French doors opening onto the rear garden.

The kitchen has been fully refitted with a stylish range of wall and base units, an integrated oven and hob with extractor hood, integrated fridge freezer, and space and plumbing for a dishwasher. A matching breakfast bar provides an ideal casual dining space, while direct access to the garden makes it perfect for entertaining both indoors and out. Tiled flooring flows seamlessly through to the adjoining dining room, which also benefits from built-in storage cupboards.

Upstairs, the first-floor landing leads to four neutrally

decorated double bedrooms, three of which include built-in storage. The generous family bathroom is larger than average and features a double walk-in shower, separate bath, WC, wash hand basin, and vanity storage unit.

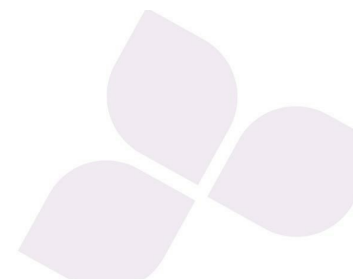
To the rear, the fully enclosed garden is mature and well established, offering a blend of patio, lawn, shrubs and trees, along with a useful storage shed.

Further benefits include a recently installed boiler (2025).

Ford Road is ideally located within the catchment area for several well-regarded local schools and offers easy access to Alverstoke village centre, Gosport town centre and excellent transport links.

Early viewing is highly recommended to fully appreciate the space, finish and superb location on offer.yond.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**ENTRANCE PORCH**  
5'7 x 4'0 (1.70m x 1.22m)

**ENTRANCE HALL**  
9'1 x 5'10 (2.77m x 1.78m)

**DOWNSTAIRS WC**  
4'7 x 2'8 (1.40m x 0.81m)

**KITCHEN**  
15'6 x 9'6 (4.72m x 2.90m)

**DINING ROOM**  
9'1 x 6'5 (2.77m x 1.96m)

**LIVING ROOM**  
19'3 x 11'11 (5.87m x 3.63m)

**LANDING**  
9'11 x 2'11 (3.02m x 0.89m)

**BEDROOM ONE**  
12'4 x 9'2 (3.76m x 2.79m)

**BEDROOM TWO**  
12'0 x 9'1 (3.66m x 2.77m)

**BEDROOM THREE**  
9'9 x 9'6 (2.97m x 2.90m)

**BEDROOM FOUR**  
9'8 x 7'10 (2.95m x 2.39m)

**BATHROOM**  
10'5 x 4'9 (3.18m x 1.45m)

## OUTSIDE

**ENCLOSED REAR GARDEN**

**FRONT DRIVEWAY**

## 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.

## 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.

## REMOVALS

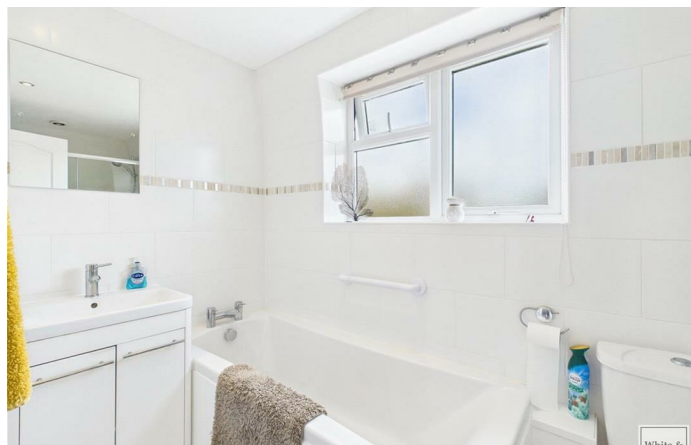
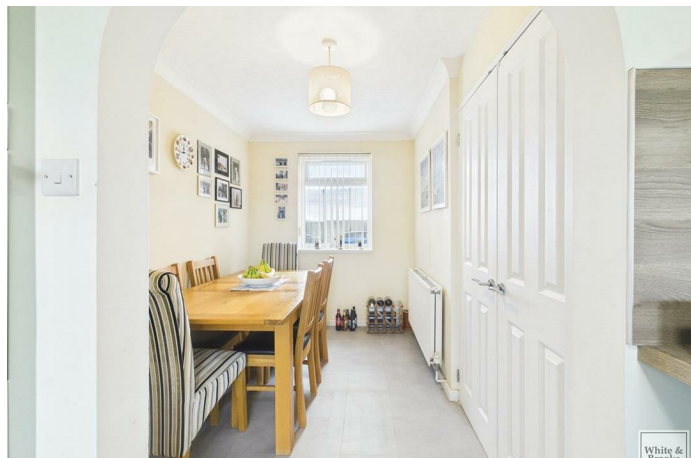
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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!

## FREEHOLD / COUNCIL TAX BAND C



| Energy Efficiency Rating   |                         |
|--|-------------------------|
| Current  | Potential               |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b> | 85                      |
| (81-91) <b>B</b>   |                         |
| (69-80) <b>C</b>   |                         |
| (55-68) <b>D</b>   |                         |
| (39-54) <b>E</b>   |                         |
| (21-38) <b>F</b>   |                         |
| (1-20) <b>G</b>  |                         |
| Not energy efficient - higher running costs                      |                         |
| England & Wales  | EU Directive 2002/91/EC |



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