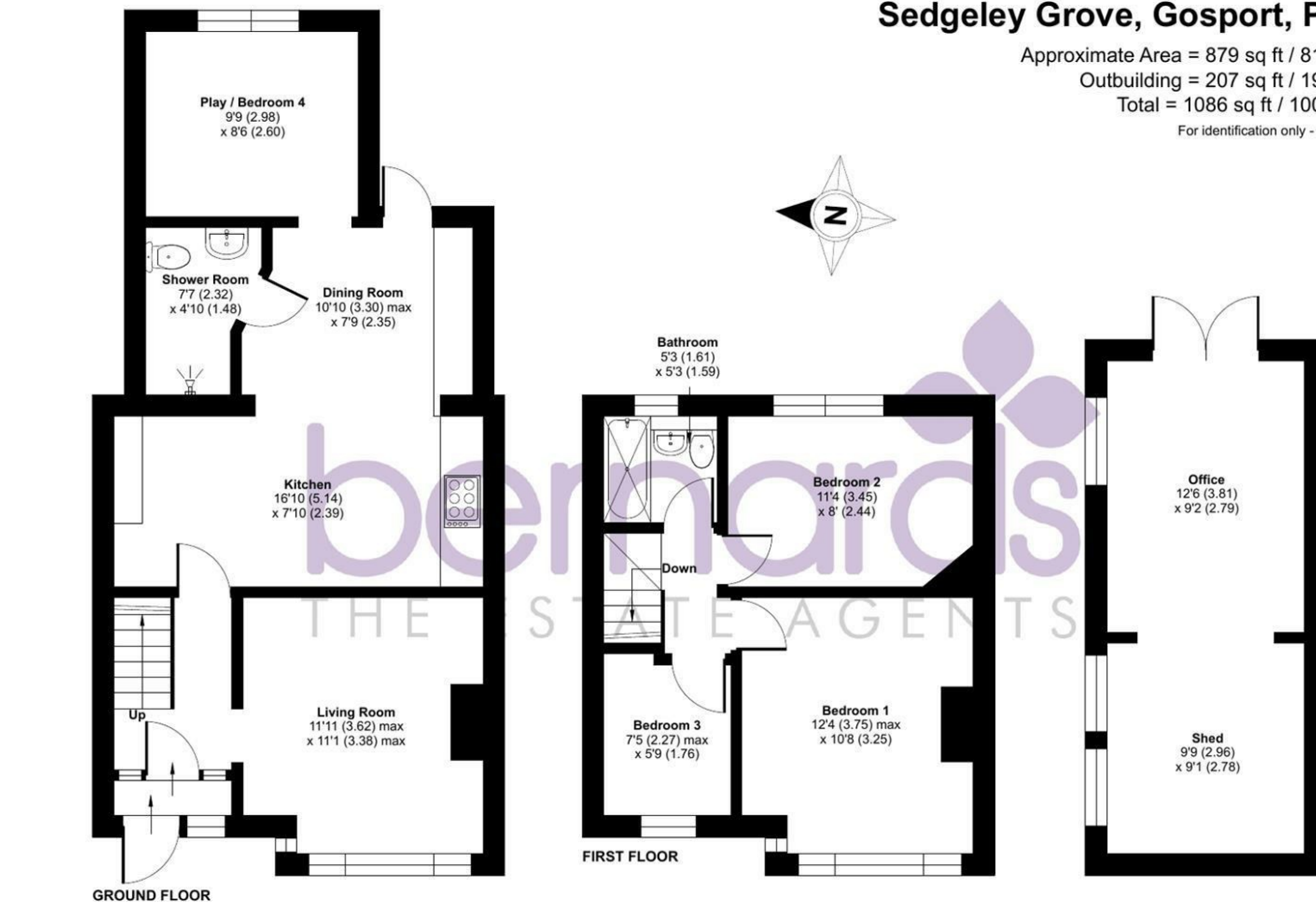
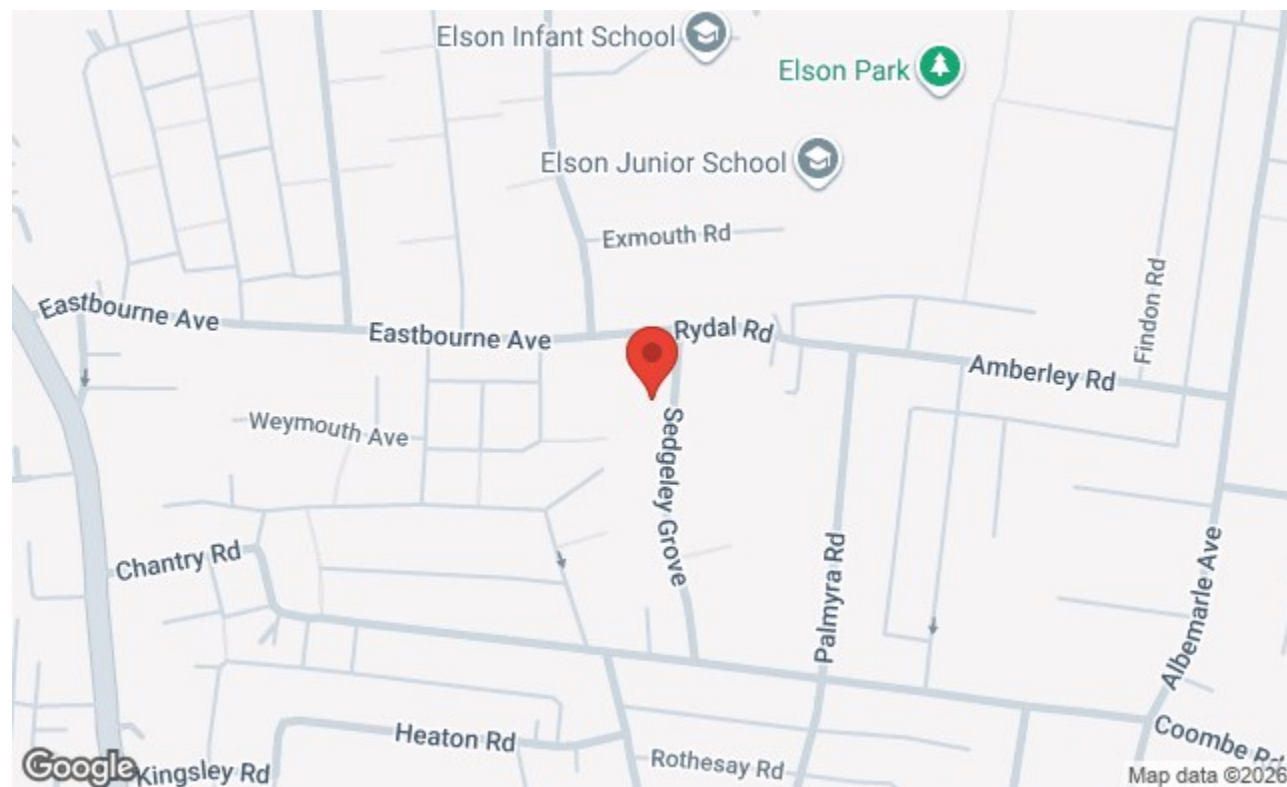


Sedgeley Grove, Gosport, PO12

Approximate Area = 879 sq ft / 81.6 sq m
Outbuilding = 207 sq ft / 19.2 sq m
Total = 1086 sq ft / 100.8 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1398197



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



Offers Over £290,000

Sedgeley Grove, Gosport PO12 4NL

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THE ESTATE AGENTS



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HIGHLIGHTS

- Extended three / four bedroom family home
- Double glazing & gas central heating
- New double-glazed porch fitted in 2025
- Spacious kitchen/diner with range cooker to remain
- Family room / potential fourth bedroom
- Ground floor wet room with WC
- Recently refitted family bathroom
- Off-road parking for two vehicles
- Large 7m x 3m log cabin with light and power

****Price range £290,000 - £300,000****
Bernards Estate Agents are delighted to offer for sale this extended three/four-bedroom family home, benefiting from a new roof fitted in 2023, and situated in the highly requested Elson area of Gosport.

The property benefits from double glazing and gas central heating via a regularly serviced combi boiler. The ground floor comprises a recently fitted double-glazed porch (2025), a cosy living room with feature bay window, a spacious kitchen/diner with range cooker to remain, a family room which could be used as a fourth bedroom, a downstairs wet room with electric shower and WC.

Upstairs, there are three well-proportioned bedrooms and a recently refitted family bathroom. The loft is accessed via a ladder, is half boarded, and houses the boiler.

Externally, the property offers a front driveway providing off-road parking for two vehicles. The generous rear garden enjoys a southerly aspect and features a paved patio and lawn, leading to a large 7m x 3m log cabin fitted with light and power. There is also a rear gate providing vehicle access.

This versatile and well-maintained home is ideal for families and must be viewed to be fully appreciated.

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



PROPERTY INFORMATION

ENTRANCE HALL
LIVING ROOM
11'11 x 11'1 (3.63m x 3.38m)

KITCHEN
16'10 x 7'10 (5.13m x 2.39m)

DINING ROOM
10'10 x 7'9 (3.30m x 2.36m)

BEDROOM FOUR/ PLAYROOM
9'9 x 8'6 (2.97m x 2.59m)

DOWNSTAIRS WC & WET ROOM
7'7 x 4'10 (2.31m x 1.47m)

LANDING

BEDROOM ONE
12'4 x 10'8 (3.76m x 3.25m)

BEDROOM TWO
11'4 x 8'0 (3.45m x 2.44m)

BEDROOM THREE
7'5 x 5'9 (2.26m x 1.75m)

BATHROOM
5'3 x 5'3 (1.60m x 1.60m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

LOG CABIN

OFFICE AREA
12'6 x 9'2 (3.81m x 2.79m)

SHED AREA
9'9 x 9'1 (2.97m x 2.77m)

FREEHOLD / COUNCIL TAX BAND B

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

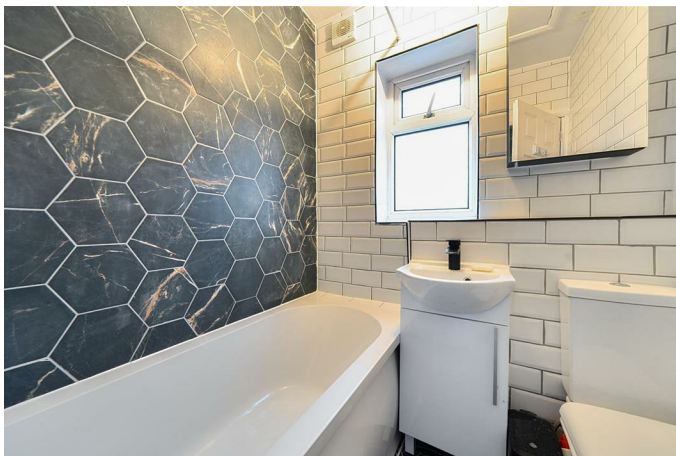
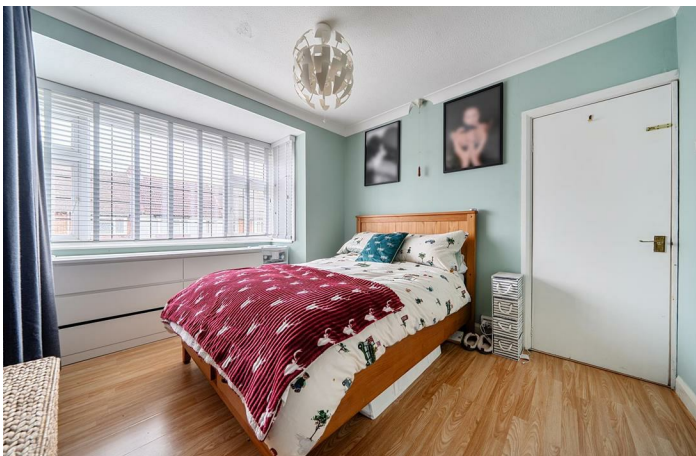
with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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		87
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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