

Asking Price £325,000

Rydal Road, Gosport PO12 4ES



HIGHLIGHTS

- ❖ Extended 3/4 bedroom house in the sought-after Elson area of Gosport
- ❖ Double glazing and gas central heating
- ❖ Spacious living accommodation over three floors with modern upgrades
- ❖ Family room with 'warm roof' (2025)
- ❖ Modern fitted kitchen (~5 years old)
- ❖ Master bedroom with dressing area, fitted wardrobes, and en-suite shower
- ❖ Enclosed rear garden with large workshop
- ❖ Off-road parking
- ❖ Convenient location close to bus routes, shops, and schools

Bernards Estate Agents are delighted to offer for sale this well-presented extended three/four bedroom house, which has been thoughtfully improved by the current owners. Located in the highly sought-after Elson area of Gosport, the property is conveniently close to bus routes, shops, and schools.

Inside, the property benefits from double glazing and gas central heating via a combi boiler installed around three years ago and regularly serviced. On the ground floor, there is a spacious living room featuring a bay window, a modern fitted kitchen installed approximately five years ago, a family room with a 'warm roof' added in 2025, and a downstairs WC.

The first floor comprises two double bedrooms, a dedicated office, and a spacious bathroom with a separate shower cubicle installed in 2025. On the top floor, the master bedroom includes fitted wardrobes, a dressing area, and an en-suite shower.

Externally, the property offers off-road parking to the front and an enclosed rear garden with an outside power point and tap. A large concrete shed in two sections provides an ideal workshop or could be converted into a garage, with rear vehicle access.

This property represents a must-view opportunity, offering flexible accommodation over three floors in a popular and convenient location.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

15'3 x 9'11 (4.65m x 3.02m)

KITCHEN/DINER

15'9 x 13'4 (4.80m x 4.06m)

FAMILY ROOM

13'7 x 12'8 (4.14m x 3.86m)

LANDING

BEDROOM TWO

12'9 x 10'0 (3.89m x 3.05m)

BEDROOM THREE

12'6 x 10'0 (3.81m x 3.05m)

OFFICE/BEDROOM FOUR

5'5 x 4'9 (1.65m x 1.45m)

SECOND FLOOR LANDING

BEDROOM ONE

23'7 x 9'6 (7.19m x 2.90m)

EN SUITE

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

SHED

11'9 x 9'10 (3.58m x 3.00m)

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 | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 | |

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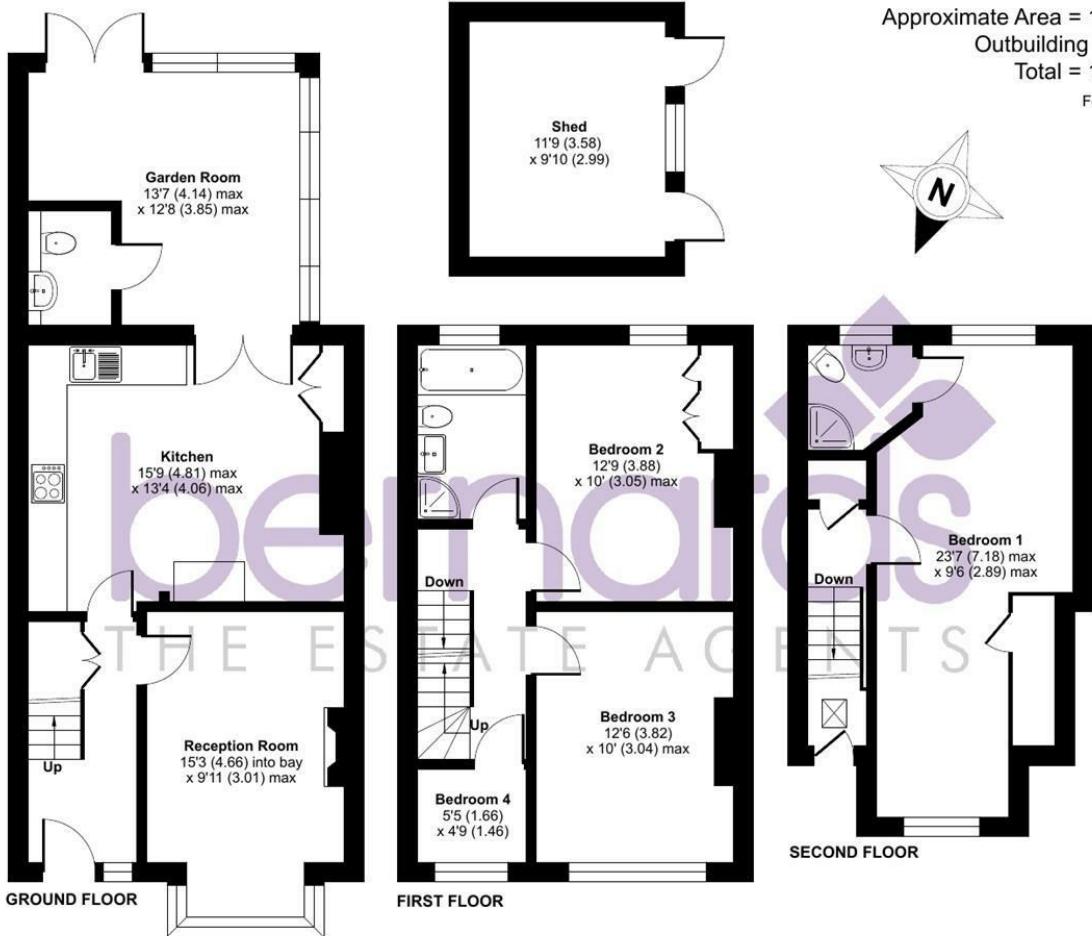
Rydal Road, Gosport, PO12

Approximate Area = 1299 sq ft / 120.6 sq m

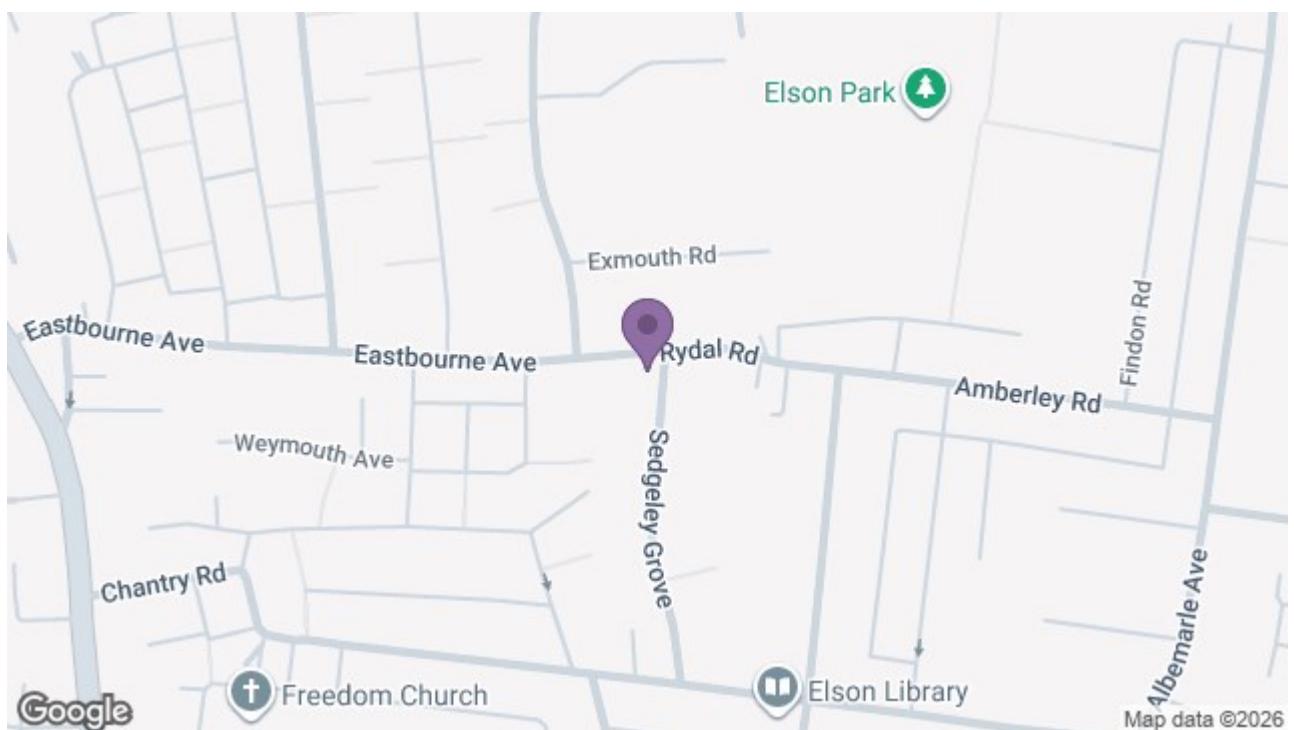
Outbuilding = 115 sq ft / 10.6 sq m

Total = 1414 sq ft / 131.2 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). © ntchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396313



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