

Offers Over £380,000

Wych Lane, Gosport PO13 0TE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Beautifully Presented Detached House
- Two Generous Double Bedrooms
- Potential To Create A Third Bedroom
- Modern Open-Plan Living & Dining Space
- Refitted Kitchen & Contemporary Bathroom
- Spacious Living Room With Log Burner
- Downstairs Cloakroom/WC
- Replacement Double Glazing & Full Electrical Rewire
- New Combi Boiler, Gas Central Heating & Solar Panels
- Space For Caravan, Motorhome Or Boat Storage

Bernards Estate Agents are delighted to present to the market this exceptional two-bedroom detached home, beautifully modernised and meticulously maintained by the current owner. Offering spacious and versatile accommodation, the property also presents excellent potential for conversion into a three-bedroom home, subject to any necessary consents.

Ideally positioned on the outskirts of Gosport, close to the Fareham border, this impressive property benefits from a convenient location with easy access to local schools, transport links and everyday amenities.

The current owner has invested significantly in the property, with improvements including replacement double glazing (installed approximately five years ago), a modern gas central heating system with combination boiler, solar panels, new soffits and guttering, and a complete electrical rewire, providing peace of mind for prospective purchasers.

Internally, the accommodation is exceptionally well presented throughout. The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC, a spacious living room featuring a charming log-burning stove, and a stylish open-plan

layout leading seamlessly into the refitted kitchen/dining area. Additional benefits include a separate utility room and a conservatory overlooking the rear garden.

To the first floor are two generous double bedrooms and a contemporary refitted family bathroom finished to a high standard.

Externally, the property continues to impress. To the front is a substantial driveway providing ample off-road parking for multiple vehicles, with additional space suitable for caravan or boat storage, leading to a detached garage. The rear garden is of a good size and enjoys a combination of lawn and patio areas, making it ideal for both family enjoyment and outdoor entertaining. Further practical features include an outside tap and external power points.

A superb detached home offering modern living, future potential and excellent outdoor space

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

15'4 x 13'0 (4.67m x 3.96m)

CONSERVATORY

10'7 x 8'0 (3.23m x 2.44m)

KITCHEN/DINER

22'3 x 13'5 (6.78m x 4.09m)

UTILITY ROOM

5'5 x 3'11 (1.65m x 1.19m)

LANDING

BEDROOM ONE

17'7 x 11'0 (5.36m x 3.35m)

BEDROOM TWO

11'7 x 9'11 (3.53m x 3.02m)

BATHROOM

7'6 x 7'5 (2.29m x 2.26m)

Outside

FRONT DRIVEWAY

GARAGE

18'3 x 8'4 (5.56m x 2.54m)

Freehold /Council Tax D

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	80	84
(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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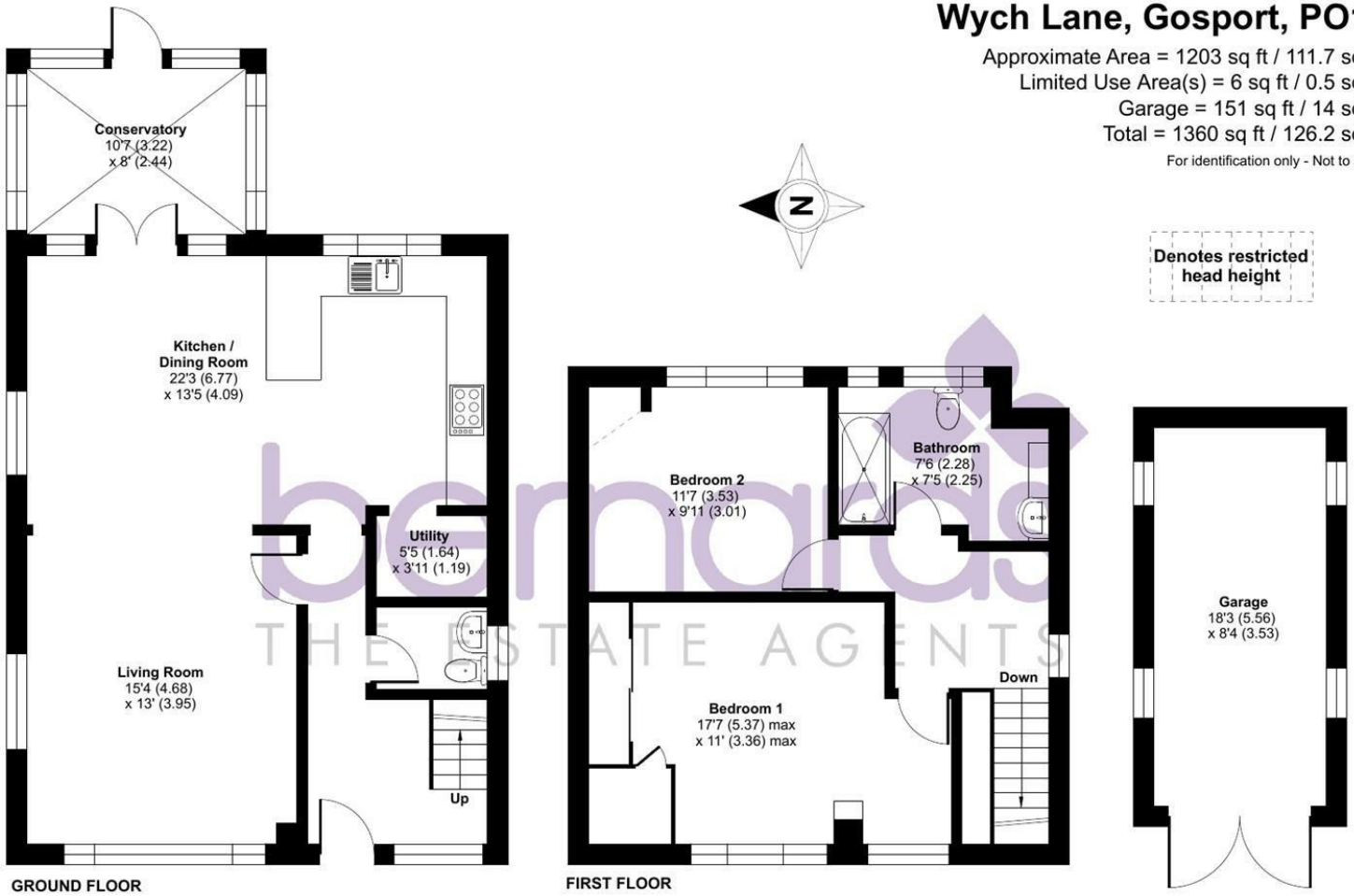
Approximate Area = 1203 sq ft / 111.7 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

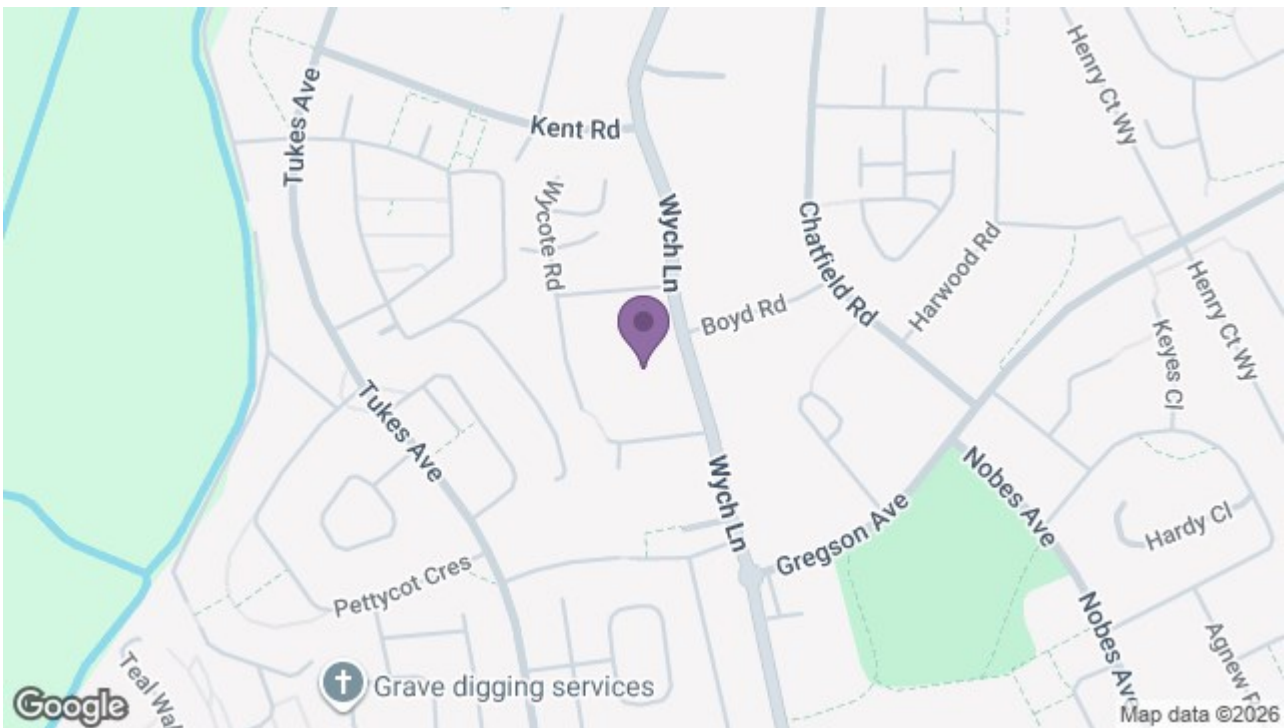
Garage = 151 sq ft / 14 sq m

Total = 1360 sq ft / 126.2 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1477800



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