

Asking Price £359,995

Ham Lane, Gosport PO12 4AN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Three Bedroom Detached House
- Close to Coastal Walks
- Re-Fitted Kitchen/Diner with Fully Integrated Appliances
- Lounge & Conservatory
- En-Suite to Principal Bedroom
- Re-Fitted Shower Room
- Gas Central Heating via Combi Boiler
- Driveway & Garage with Electric Door
- Improved by the Current Owners
- Vendor Has Found a Vacant Property

A well-presented three-bedroom detached house situated within a small cul-de-sac, close to coastal walks. Improved by the current owners, the accommodation comprises an entrance hall, cloakroom, dual-aspect lounge, double-glazed conservatory and a reconfigured and re-fitted dual-aspect kitchen/diner with fully integrated appliances.

Upstairs are three bedrooms, with the principal bedroom benefiting from an

en-suite shower room, alongside a re-fitted family shower room. The property is double glazed and benefits from gas central heating via a combi boiler.

Outside, there is driveway parking providing access to the garage with electric door, together with a low-maintenance rear garden. The vendor has already found a vacant property, making this an attractive opportunity for buyers looking for a potentially straightforward move.

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02392 004660
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PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE

10'0" x 15'9" (3.05 x 4.82)

CONSERVATORY

8'5" x 8'11" (2.59 x 2.74)

KITCHEN/DINING ROOM

17'2" x 15'9" (5.24 x 4.82)

CLOAKROOM

5'3" x 2'9" (1.62 x 0.86)

FIRST FLOOR LANDING

BEDROOM 1

12'10" x 10'11" (3.92 x 3.34)

ENSUITE

BEDROOM 2

10'0" x 10'11" (3.05 x 3.34)

BEDROOM 3

7'3" x 6'2" (2.21 x 1.90)

SHOWER ROOM

6'7" x 6'8" (2.01 x 2.04)

Financial Services

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!

AML - Anti Money Laundering Procedure

We 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.

Buyer Verification

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.

Recommended 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. We 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.

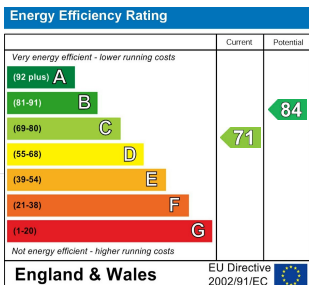
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These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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FREEHOLD - Council Tax Band E

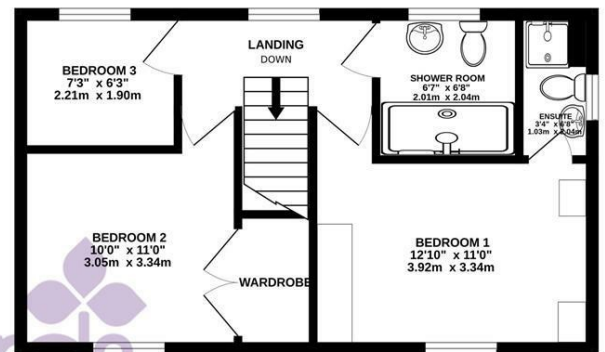


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GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

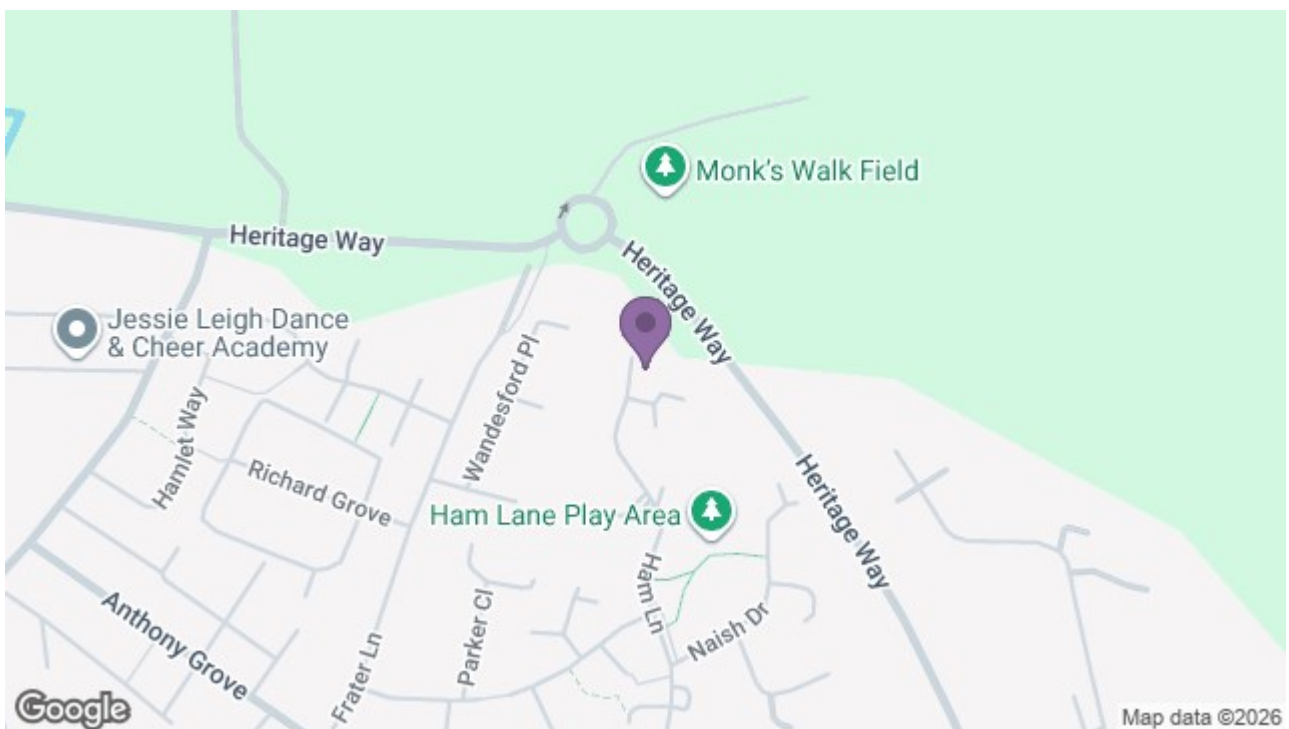
1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



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TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660

