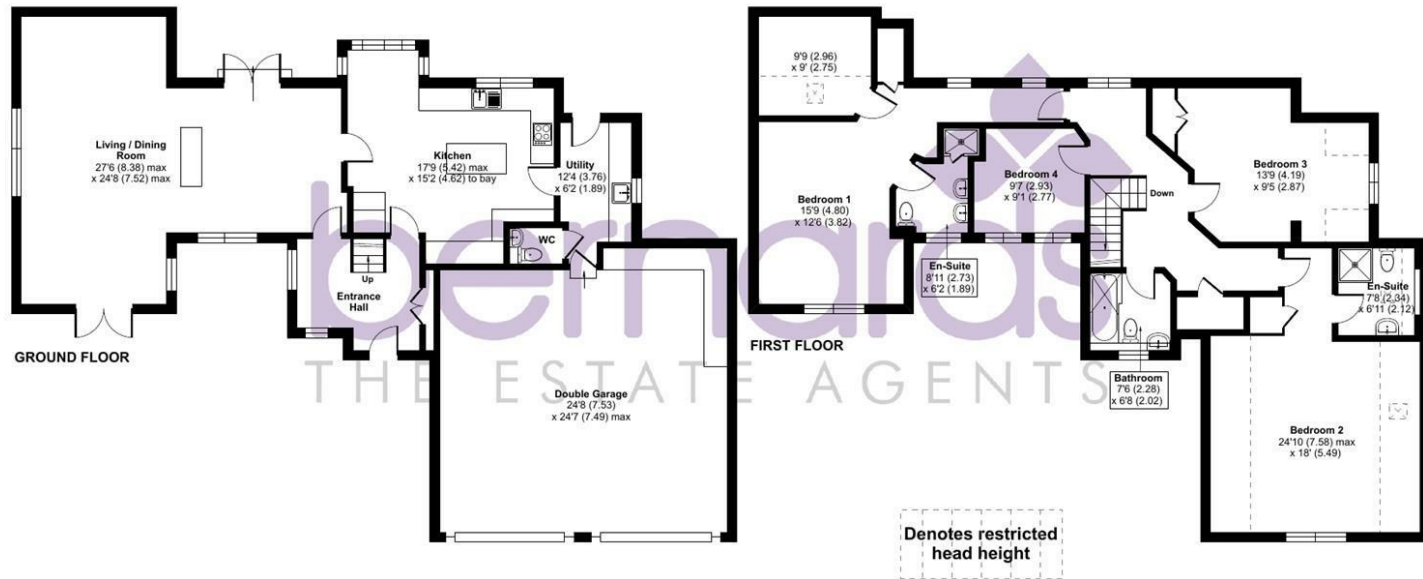




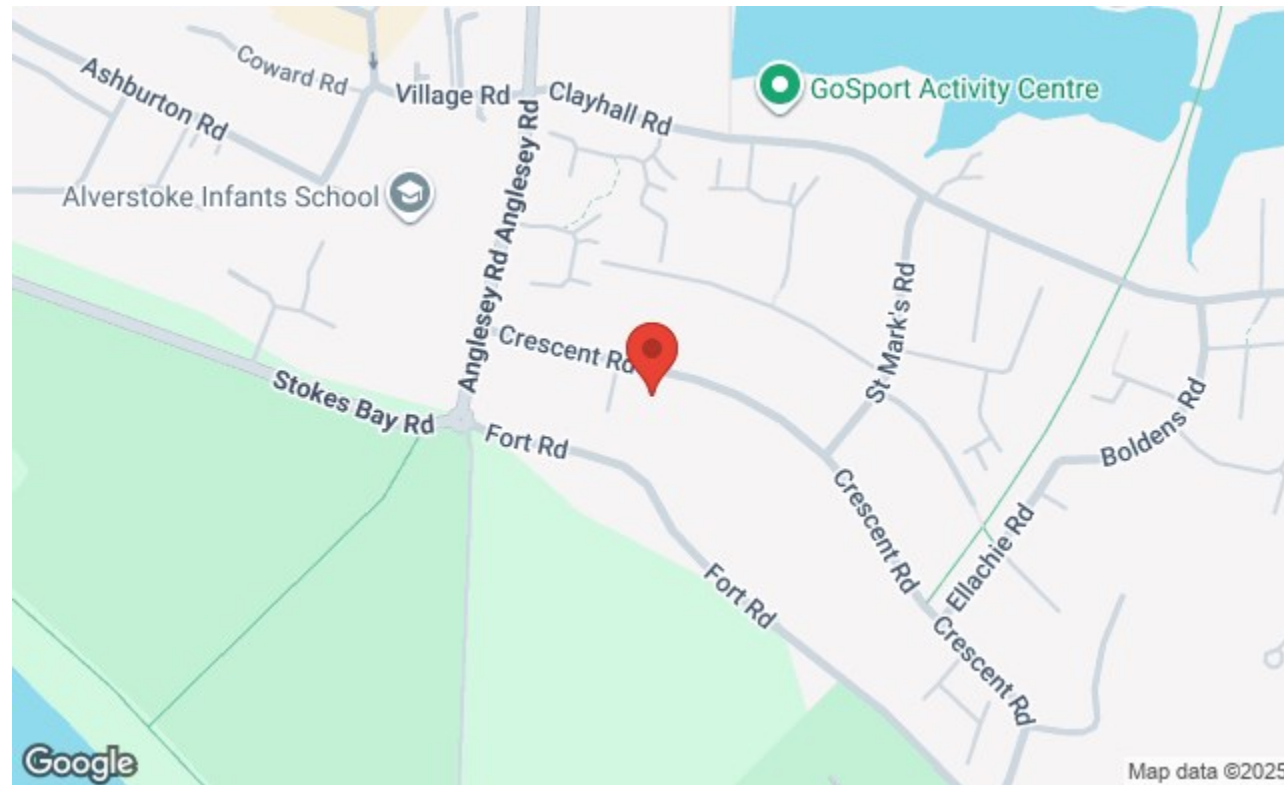
### Crescent Road, Gosport, PO12

Approximate Area = 2092 sq ft / 194.3 sq m  
Limited Use Area(s) = 203 sq ft / 18.8 sq m  
Garage = 576 sq ft / 53.5 sq m  
Total = 2871 sq ft / 266.6 sq m  
For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1277012



Asking Price £895,000

Crescent Road, Alverstoke PO12 2DN



### HIGHLIGHTS

- FOUR BEDROOM DETACHED HOUSE
- VERY WELL PRESENTED
- MODERN FITTED KITCHEN WITH ISLAND UNIT
- BUILT IN 2016/NHBC CERTIFICATE
- TWO EN SUITE BATHROOMS
- DRESSING ROOM
- DOUBLE GARAGE
- CLOSE TO STOKES BAY BEACH
- NO ONWARD CHAIN
- OFTEN REQUESTED ROAD

We are delighted to present this exquisite four-bedroom detached house, located on the prestigious Crescent Road in Alverstoke, Gosport. Built in 2016 to a modern high specification, this individually designed home is just a stone's throw from the beautiful Stokes Bay Beach, an ideal location for those who appreciate coastal living.

As you approach the property, you will find a well-maintained driveway that leads to an extra-large, heated, double garage. The house is equipped with double glazing, gas central heating, a security alarm system and a built-in audio system.

Internally, the accommodation is both spacious and thoughtfully laid out. The ground floor features a generous living room, complete with multiple French doors that open onto the gardens, allowing for an abundance of natural light. A charming central chimney with a feature log burner separates the living area from the dining room, creating a warm and inviting atmosphere. The fully fitted kitchen boasts elegant granite work surfaces and an island unit, perfect for culinary enthusiasts. Additionally,

there is a separate utility room and a convenient downstairs WC.

On the first floor, you will discover four well-proportioned bedrooms, two of which benefit from ensuite bathrooms and one with a dressing room, providing ample space for relaxation and privacy. A family bathroom completes this level, ensuring that all needs are met.

The exterior of the property features an attractive low-maintenance rear garden that wraps around the house, offering a serene outdoor space for entertaining or unwinding. With no onward chain, this property is ready for you to make it your own. This stunning home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to view this remarkable property.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- LIVING/DINING ROOM**  
27'6" x 24'8" (8.38m x 7.52m)
- KITCHEN/BREAKFAST ROOM**  
17'9" x 15'2" (5.41m x 4.62m)
- UTILITY ROOM**  
12'4" x 6'2" (3.76m x 1.88m)
- FIRST FLOOR LANDING**
- BEDROOM ONE**  
15'9" x 12'6" (4.80m x 3.81m)
- EN SUITE**  
7'8" x 6'11" (2.34m x 2.11m)
- WALK IN WARDROBE**  
9'9" x 9'0" (2.97m x 2.74m)
- BEDROOM TWO**  
24'10" x 18'0" (7.57m x 5.49m)
- EN SUITE**  
8'11" x 6'2" (2.72m x 1.88m)
- BEDROOM THREE**  
13'9" x 9'5" (4.19m x 2.87m)
- BEDROOM FOUR**  
9'7" x 9'1" (2.92m x 2.77m)
- BATHROOM**  
7'6" x 6'8" (2.29m x 2.03m)

**REMOVAL QUOTES**  
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.

**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.

**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!

**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

**FREEHOLD / COUNCIL TAX BAND G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	83
(81-91) B			
(69-80) C			
(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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