

Asking Price £185,000

Narborough House, Gosport PO12  
4WG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Modern first-floor apartment
- Two double bedrooms
- Open-plan living area
- Modern fitted kitchen
- Double glazing and electric heating
- Allocated parking
- Views towards Portsmouth Harbour
- No onward chain

Bernards are delighted to offer for sale this modern first-floor apartment, situated in the highly sought-after Priddy's Hard area of Gosport.

This well-presented property benefits from double glazing and electric heating throughout. The accommodation comprises two double bedrooms, a contemporary bathroom suite, and a stylish open-plan kitchen that flows seamlessly into the living area. French doors lead out to a Juliet balcony, offering views towards Portsmouth Harbour.

Externally, the property includes allocated parking and access to well-maintained communal gardens.

The location is ideal, with popular attractions such as the Powder Monkey Taphouse and Explosion Museum just a short walk away. Millennium Bridge provides convenient access to Clarence Marina and its excellent sailing facilities, as well as Gosport town centre.

Offered with no onward chain, this property would make an ideal purchase for first-time buyers or buy-to-let investors.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## OPEN PLAN KITCHEN TO LOUNGE/DINER

22'7 x 11'2 (6.88m x 3.40m)

## BEDROOM ONE

14'2 x 8'10 (4.32m x 2.69m)

## BEDROOM TWO

14'2 x 9 (4.32m x 2.74m)

## BATHROOM

7'6 x 6'5 (2.29m x 1.96m)

## OUTSIDE

## ALLOCATED PARKING

## LEASEHOLD INFORMATION

We are informed by our seller that there is a Ground Rent £150 per annum.

Service Charge £177 per month. Remainder of 155 year lease from 2006.

## 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.

## 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

## 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!

## Council Tax Band D / Leasehold



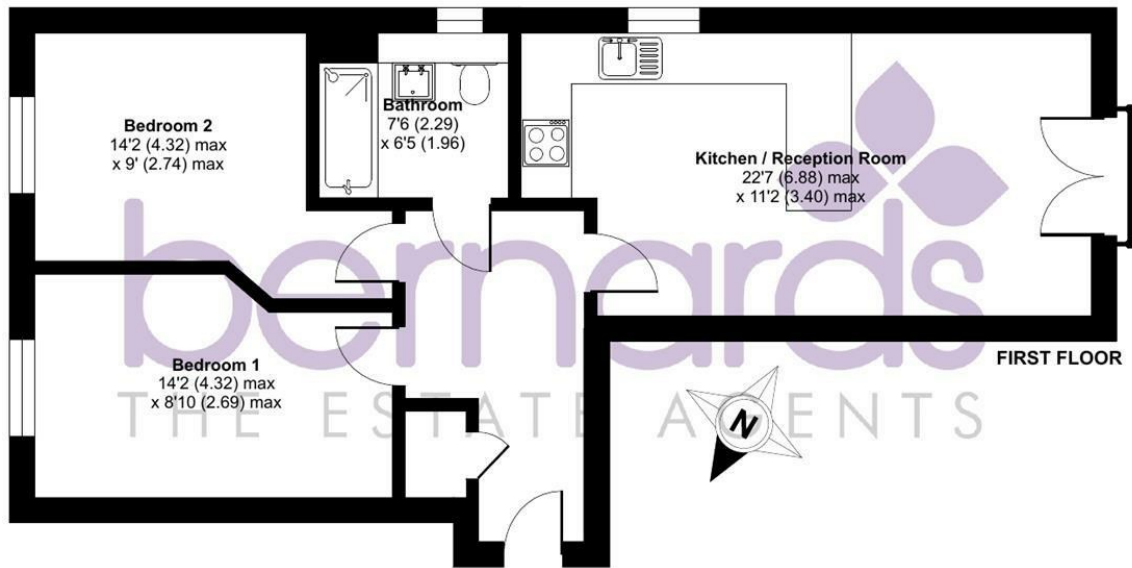
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



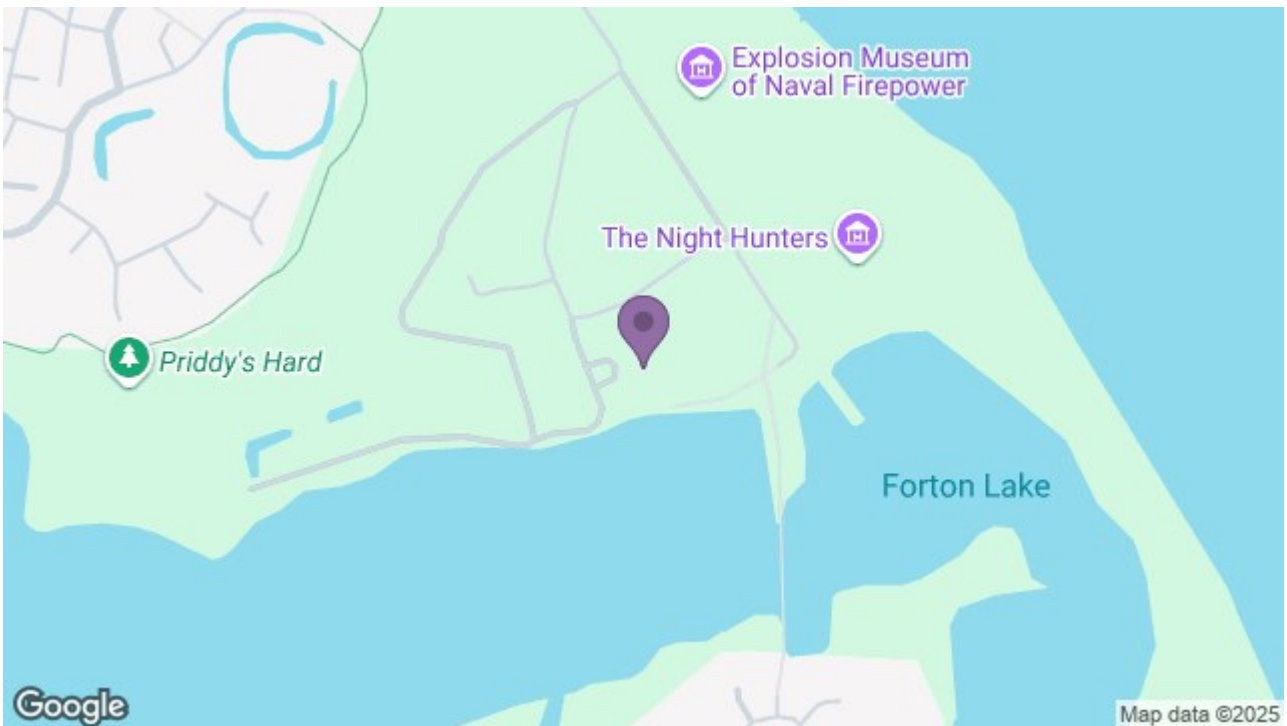
# Narborough House, 1 Searle Drive, Gosport, PO12

Approximate Area = 624 sq ft / 58 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1339923



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