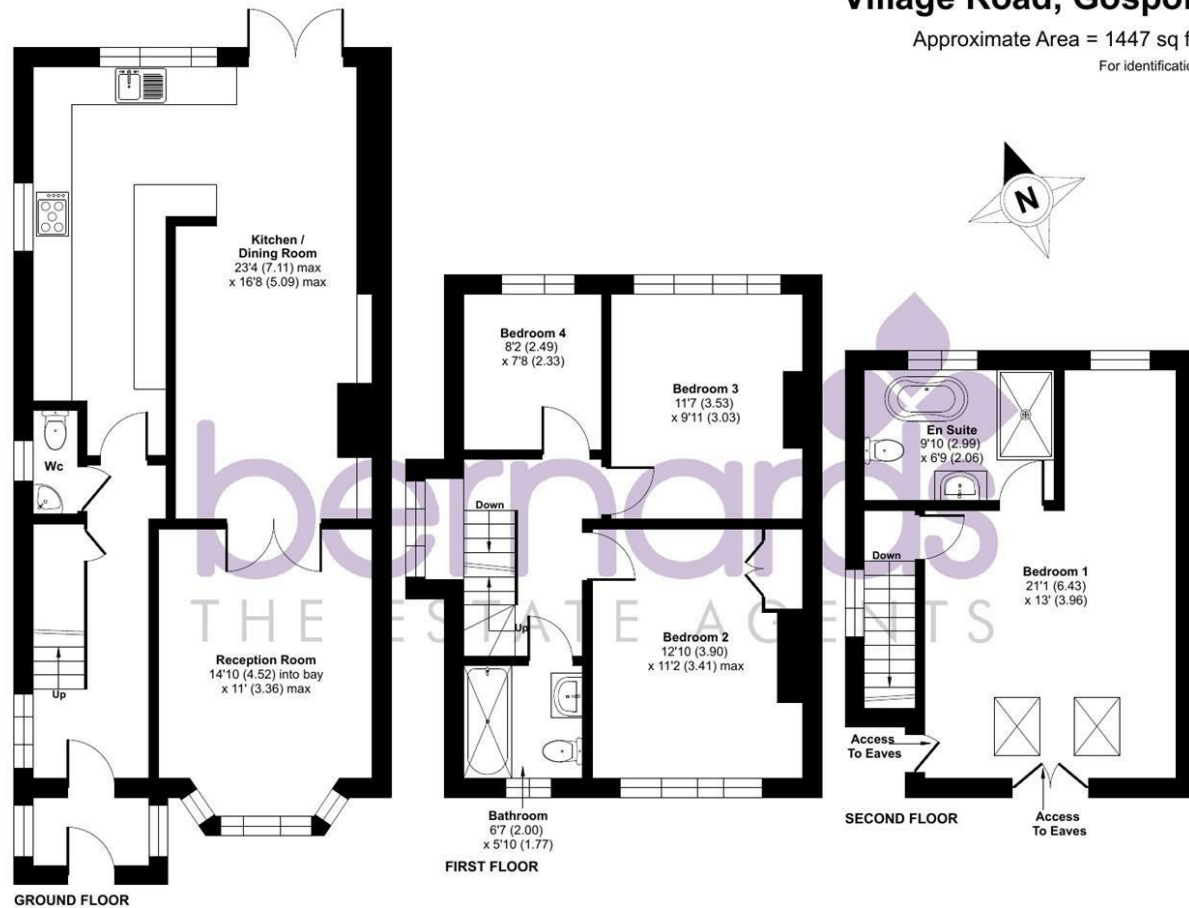


## Village Road, Gosport, PO12

Approximate Area = 1447 sq ft / 134.4 sq m  
For identification only - Not to scale

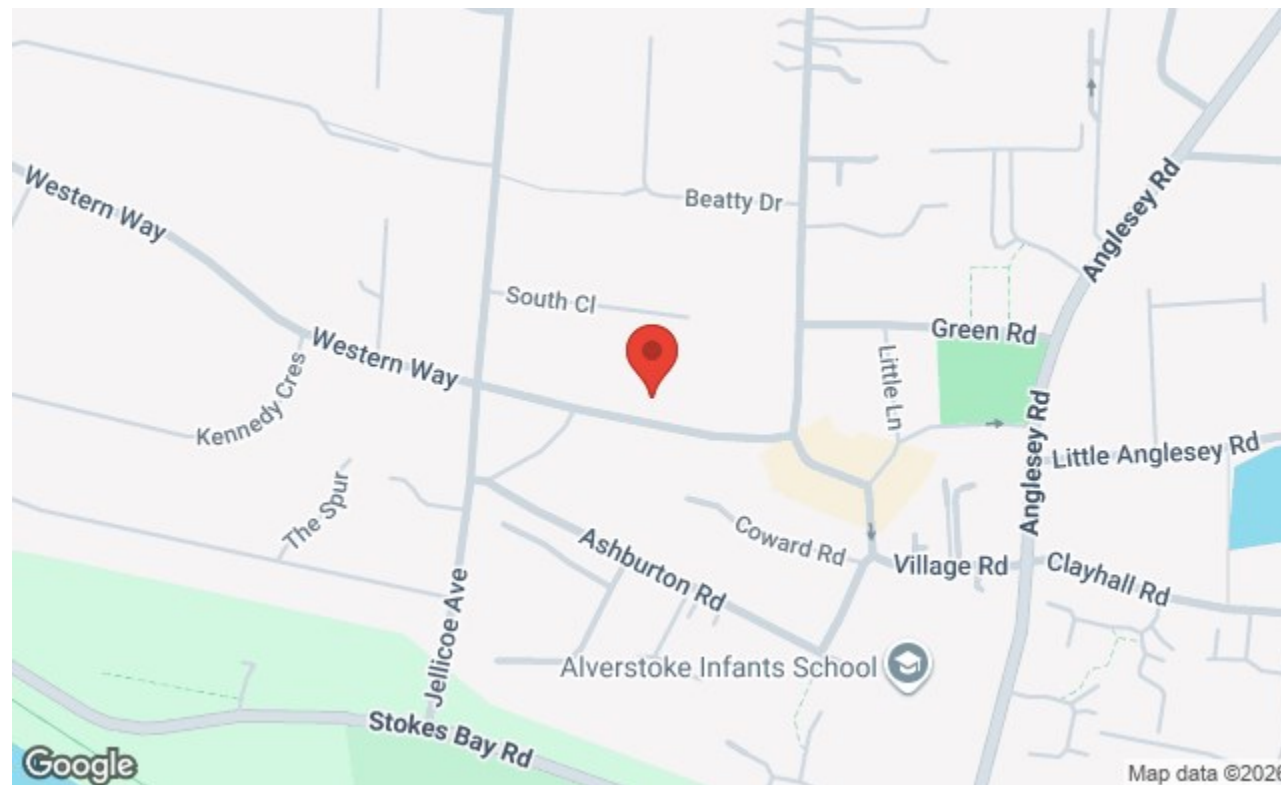


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1477574



Asking Price £500,000

Village Road, Gosport PO12 2LG



## HIGHLIGHTS

- Extended four-bedroom semi-detached house
- Highly sought-after Alverstoke Village location
- Short walk to Stokes Bay beach, local shops & amenities
- Within catchment for Bay House School
- Double glazing & gas central heating
- Bright living room with bay window & working fireplace
- Dining area with log burner & underfloor heating
- Modern fitted kitchen/diner with integrated Neff appliances
- Master bedroom with modern en suite
- No onward chain

Bernards Estate Agents are delighted to present this beautifully extended four-bedroom semi-detached home, thoughtfully improved by the current owners and ideally positioned in the highly sought-after Alverstoke Village.

Perfectly located just a short stroll from the picturesque Stokes Bay beach, local shops, and within the highly regarded Bay House School catchment area, this property offers an exceptional lifestyle opportunity in one of the area's most desirable locations.

The home benefits from double glazing and gas central heating throughout. On the ground floor, you are welcomed by a convenient downstairs WC, a bright and spacious living room with feature bay window and working fireplace, and a separate dining room complete with a log burner and underfloor heating—perfect for entertaining and cosy evenings in. The modern fitted

kitchen/diner is well-appointed with integrated Neff appliances, combining style and practicality.

To the first floor, there are three well-proportioned bedrooms along with a contemporary family bathroom. The top floor is dedicated to an impressive principal bedroom suite, complete with a modern en-suite shower room, fitted approximately two years ago, offering a private and peaceful retreat.

Externally, the property boasts a front driveway providing off-road parking, while the rear features an enclosed garden with the added benefit of side access.

Offered with no onward chain, this fantastic home is ideal for buyers looking to move quickly into a prime coastal village location.

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 ROOM**  
14'10 x 11'0 (4.52m x 3.35m)

**KITCHEN/DINER**  
23'4 x 16'8 (7.11m x 5.08m)

## LANDING

**BEDROOM TWO**  
12'10 x 11'2 (3.91m x 3.40m)

**BEDROOM THREE**  
11'7 x 9'11 (3.53m x 3.02m)

**BEDROOM FOUR**  
8'2 x 7'8 (2.49m x 2.34m)

**BATHROOM**  
6'7 x 5'10 (2.01m x 1.78m)

## SECOND FLOOR LANDING

**BEDROOM ONE**  
21'1 x 13'0 (6.43m x 3.96m)

**EN SUITE**  
9'10 x 6'9 (3.00m x 2.06m)

## OUTSIDE

### FRONT DRIVEWAY

### ENCLOSED REAR GARDEN

### FREEHOLD / COUNCIL TAX BAND 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

### 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!

### REMOVALS

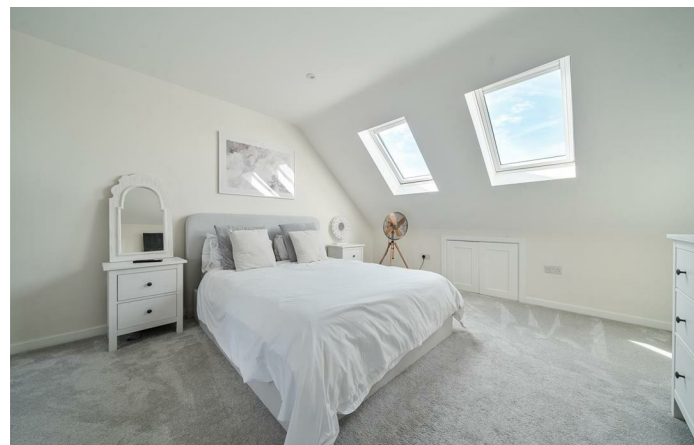
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### 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.

### 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.



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



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