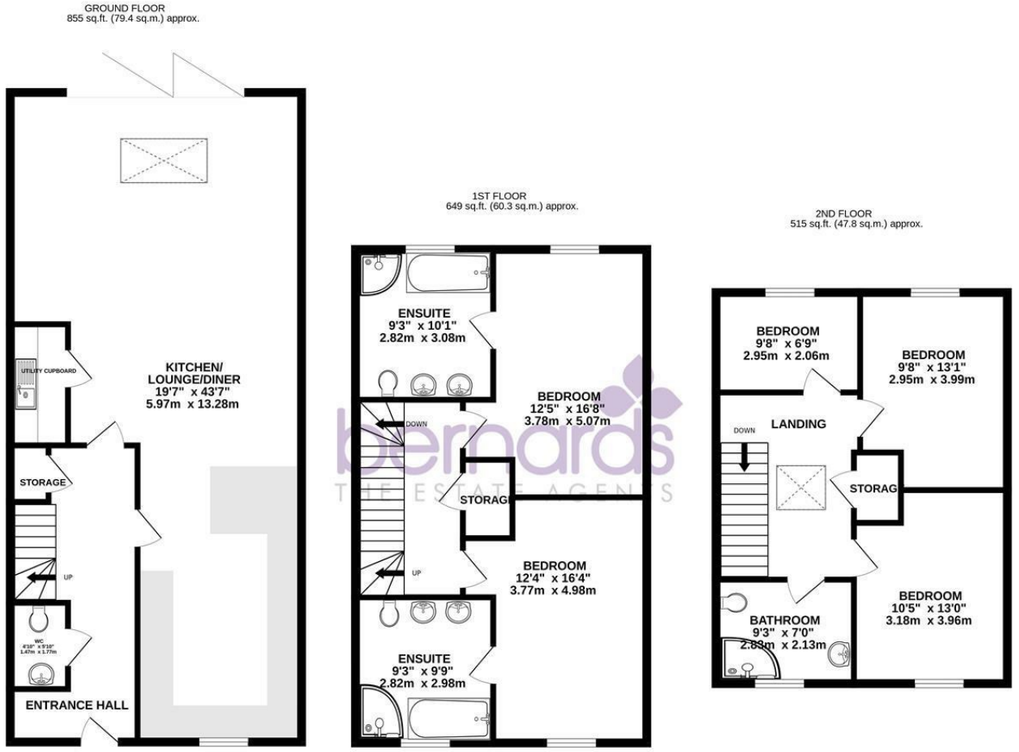
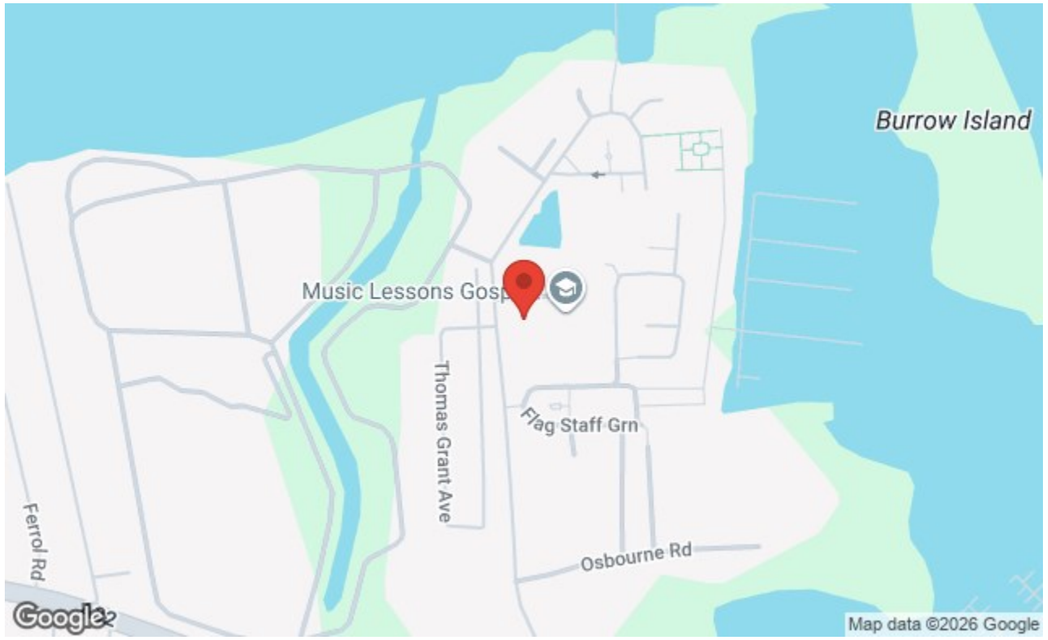



TOTAL FLOOR AREA : 2019 sq.ft. (187.5 sq.m.) approx.

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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FOR SALE

# Asking Price £600,000

Weevil Lane, Gosport PO12 1GY

bernards THE ESTATE AGENTS




5 3 1

## HIGHLIGHTS

- Magnificent Georgian-style five-bedroom residence
- Approx. 2,019 sq ft of spacious accommodation
- Exclusive development of just 13 properties
- Situated within the prestigious Royal Clarence Marina
- Impressive 43ft open-plan living/dining/kitchen area
- Bi-fold doors opening onto the rear garden
- Three bathrooms
- Short stroll to Gosport waterfront, marina and restaurants
- Off-road parking for two vehicles

A MAGNIFICENT FIVE-BEDROOM GEORGIAN-STYLE RESIDENCE | APPROX. 2,019 SQ FT | THREE BATHROOMS | OFF-ROAD PARKING FOR TWO CARS

Situated within the prestigious Royal Clarence Marina development at Officers Gardens, this impressive Georgian-style residence offers deceptively spacious and beautifully arranged accommodation extending to approximately 2,019 sq ft, arranged over three floors.

Built circa 2018 as part of an exclusive development of just 13 properties within a quiet cul-de-sac, the home combines attractive traditional styling with contemporary modern living.

The ground floor boasts an exceptional 43ft open-plan living, dining and kitchen area, creating a fantastic space for both everyday family life and entertaining. This impressive room benefits from a striking roof lantern, allowing plenty of natural light to flood the space, together with bi-fold doors opening directly onto the rear garden. Further benefits include underfloor heating throughout the ground floor.

Arranged over the first and second floors are five well-proportioned bedrooms and three bathrooms, providing versatile accommodation for families and visiting guests. The property also benefits from attractive uPVC double-glazed sash windows and radiator heating to the upper floors.

Externally, the property enjoys a low-maintenance rear garden, ideal for relaxing and entertaining, together with the valuable benefit of off-road parking for two vehicles.

LOCATION

Officers Gardens enjoys a superb position within Royal Clarence Marina, with Gosport waterfront, marina facilities and a selection of restaurants and cafés all just a short stroll away. This attractive waterside setting offers a wonderful blend of modern living, convenience and coastal lifestyle.

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

Call today to arrange a viewing
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www.bernardsestates.co.uk

# PROPERTY INFORMATION

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**KITCHEN/LOUNGE/DINER**
19'7" x 43'6" (5.97 x 13.28)

**FIRST FLOOR LANDING**

**BEDROOM**
12'4" x 16'4" (3.77 x 4.98)

**ENSUITE**
9'3" x 9'9" (2.82 x 2.98)

**BEDROOM**
12'4" x 16'7" (3.78 x 5.07)

**ENSUITE**
9'3" x 10'1" (2.82 x 3.08)

**SECOND FLOOR LANDING**

**BEDROOM**
10'5" x 12'11" (3.18 x 3.96)

**BEDROOM**
9'8" x 13'1" (2.95 x 3.99)

**BEDROOM**
9'8" x 6'9" (2.95 x 2.06)

**BATHROOM**
9'3" x 6'11" (2.83 x 2.13)

**OUTSIDE**

**ENCLOSED REAR GARDEN**

**TWO ALLOCATED PARKING SPACES**

**FREEHOLD - COUNCIL TAX BAND F**

**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.

**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!

**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.

**DISCLAIMER STATEMENT**

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

**AGENTS NOTE**

Annual Estate and Management Charges:
Officers Gardens Management Company Ltd: Approximately £450 per annum, payable in January. As the development is freehold, each homeowner is a shareholder of Officers Gardens Management Company Ltd, which is responsible for the management and upkeep of the communal areas. This includes grounds maintenance, general maintenance and repairs, public liability insurance, street lighting, bin cleaning and company administration.
Royal Clarence Yard Conservation Area: Approximately £550 per annum, payable in January to RMG. This contributes towards the upkeep of Weevil Lane, street lighting, drainage and sewerage, water pump maintenance and RMG management fees.









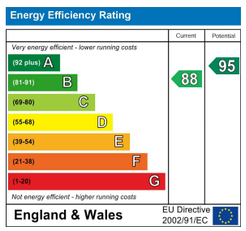













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