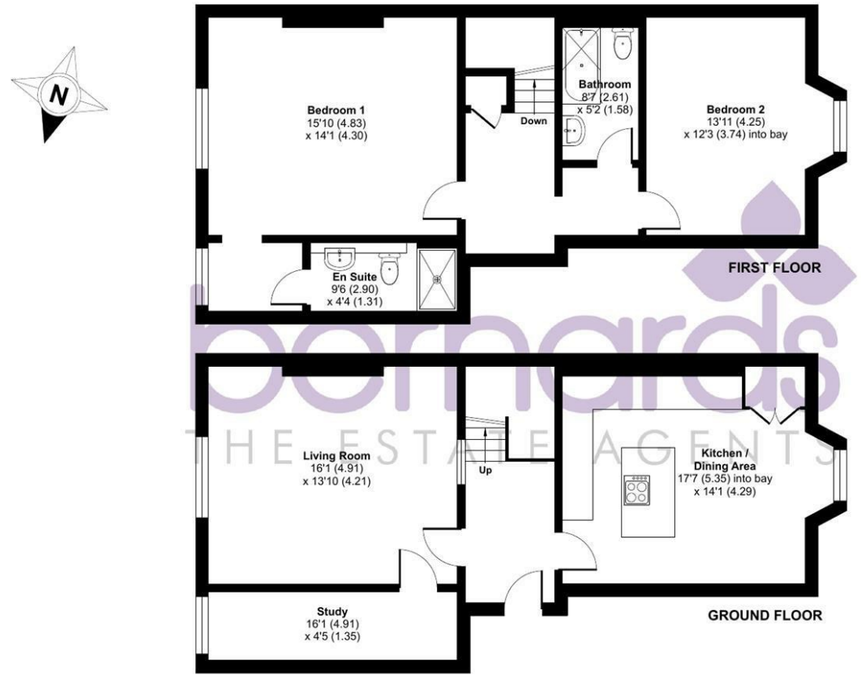
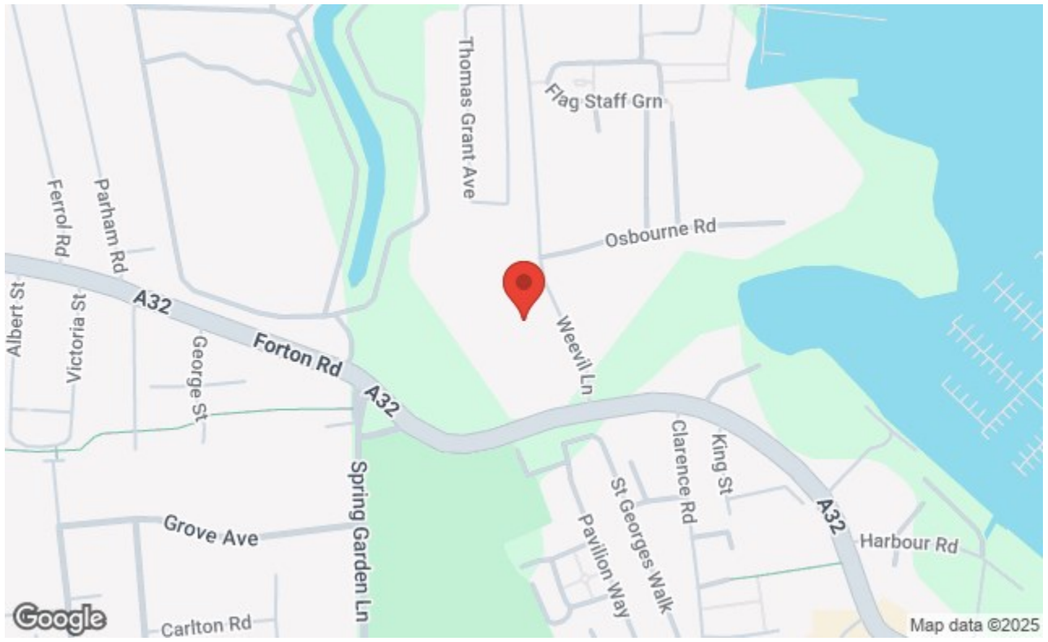
Weevil Lane, Gosport, PO12

Approximate Area = 1278 sq ft / 118.7 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1303788



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

FOR SALE

Guide Price £250,000

The Officers Quarters, Gosport PO12 1AG

bernards THE ESTATE AGENTS

2 2 2

HIGHLIGHTS

- GRADE II LISTED CHARACTER PROPERTY
- DUPLEX APARTMENT
- CLOSE TO CLARENCE MARINA
- 16FT LIVING ROOM
- 17FT KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- 16FT STUDY
- ALLOCATED PARKING
- NO ONWARD CHAIN
- WALKING DISTANCE TO GOSPORT TOWN CENTRE

Bernards is pleased to present this exceptional two-bedroom Grade II listed duplex apartment located in the charming Officers Quarters of Gosport, just a stone's throw from Clarence Marina. Spanning an impressive 1,278 square feet, this unique property offers a blend of historical character and modern living, making it an ideal choice for first-time buyers.

As you enter the apartment, you will be greeted by a spacious living room that provides a perfect setting for relaxation and entertaining. The well-appointed kitchen/diner is designed for both functionality and style, offering ample space for dining and culinary pursuits. The property features two generously sized double bedrooms, with the master bedroom benefiting from an en suite bathroom, ensuring privacy and convenience. A further bathroom serves the second bedroom and guests alike.

The apartment's location is particularly advantageous, as it is within walking distance to the bustling High Street, where you can find a variety of shops, cafes, and amenities. Additionally, the property comes with allocated parking, a valuable asset in this desirable area.

With no onward chain, this duplex apartment presents a rare opportunity to acquire a piece of history in a sought-after location. Whether you are looking to make your first step onto the property ladder or seeking a charming residence in Gosport, this apartment is not to be missed. We invite you to arrange a viewing and experience the unique charm and spaciousness this property has to offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINING ROOM
17'7 x 14'1 (5.36m x 4.29m)

LIVING ROOM
16'1 x 13'10 (4.90m x 4.22m)

STUDY
16'1 x 4'5 (4.90m x 1.35m)

LANDING

BEDROOM ONE
15'10 x 14'1 (4.83m x 4.29m)

BEDROOM TWO
13'11 x 12'3 (4.24m x 3.73m)

BATHROOM
8'7 x 5'2 (2.62m x 1.57m)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION
We are informed by our seller that there is 979 years remaining on the lease. Ground rent is £200 per annum. Service charge is £367 per month.

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.

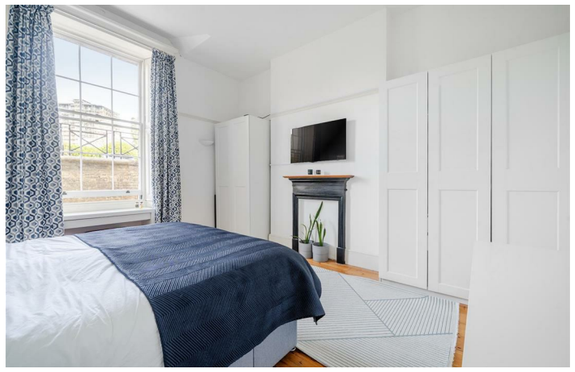
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

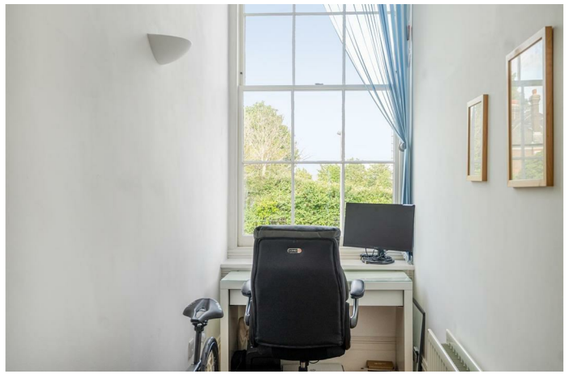
BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

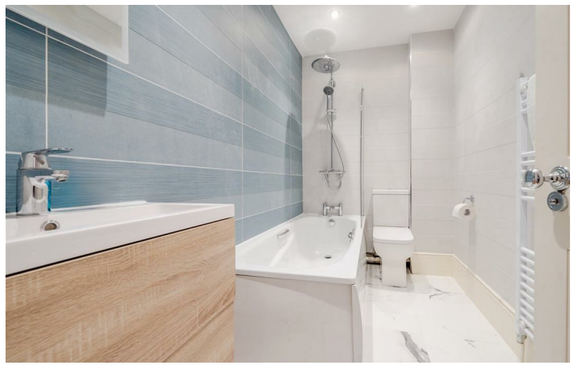
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

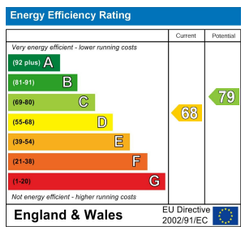
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

LEASEHOLD / COUNCIL TAX BAND D









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