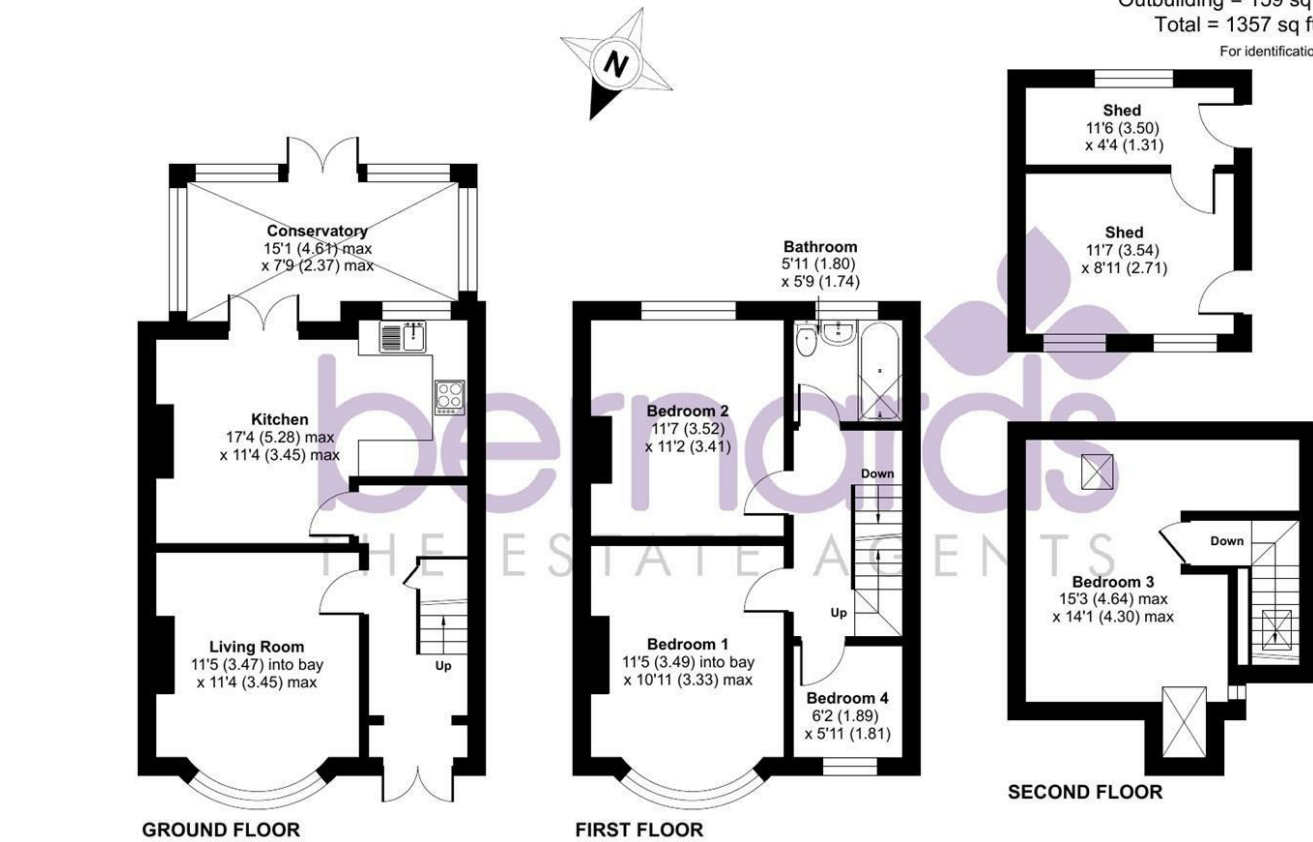


Anthony Grove, Gosport, PO12

Approximate Area = 1198 sq ft / 111.2 sq m
Outbuilding = 159 sq ft / 14.7 sq m
Total = 1357 sq ft / 125.9 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). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1480570



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



Asking Price £325,000

Anthony Grove, Gosport PO12 4AR

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HIGHLIGHTS

- Four-bedroom family home in the popular Anthony Grove area of Elson
- Offered with no onward chain
- Spacious living room with attractive bay window
- Double glazing and gas central heating
- Good-sized rear garden
- Large shed/workshop divided into two sections with light and power
- Front Driveway
- Close to local schools, bus routes and The Range double bedroom, providing flexible accommodation for growing families or those working from home.
- Ideal for families, first-time buyers and investors

Bernards Estate Agents are delighted to offer for sale this spacious 1357 sq ft four-bedroom family home, situated in the highly sought-after Anthony Grove area of Elson and offered with the added benefit of no onward chain.

The property benefits from double glazing and gas central heating throughout. The ground floor accommodation comprises a bright and welcoming living room featuring a bay window, a spacious kitchen/diner ideal for family living and entertaining, and a conservatory overlooking the rear garden.

On the first floor, there are three well-proportioned bedrooms and a family bathroom, while the top floor boasts a further generous double bedroom, providing flexible accommodation for growing families or those working from home.

Externally, the property benefits from a front driveway providing off-road parking, as well as a good-sized rear garden with a substantial shed/workshop that has been divided into two sections and benefits from light and power, making it ideal for storage, hobbies, or a home workspace. There is also the added advantage of rear vehicular access.

Conveniently located close to local schools, bus routes, and The Range retail store, this property is perfectly positioned for families and commuters alike.

Early viewing is strongly recommended to appreciate the space, versatility, and potential this fantastic home has to offer.

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



PROPERTY INFORMATION

- ENTRANCE PORCH
- ENTRANCE HALL
- LIVING ROOM
11'5 x 11'4 (3.48m x 3.45m)
- KITCHEN/DINER
17'4 x 11'4 (5.28m x 3.45m)
- CONSERVATORY
15'1 x 7'9 (4.60m x 2.36m)
- LANDING
- BEDROOM ONE
11'5 x 10'11 (3.48m x 3.33m)
- BEDROOM TWO
11'7 x 11'2 (3.53m x 3.40m)
- BEDROOM FOUR
6'2 x 5'11 (1.88m x 1.80m)
- BATHROOM
5'11 x 5'9 (1.80m x 1.75m)
- SECOND FLOOR LANDING
- BEDROOM THREE
15'3 x 14'1 (4.65m x 4.29m)
- OUTSIDE
- ENCLOSED REAR GARDEN
- SHED ONE
11'7 x 8'11 (3.53m x 2.72m)

- SHED TWO
11'6 x 4'4 (3.51m x 1.32m)
- FRONT DRIVEWAY
- FREEHOLD / COUNCIL TAX BAND C

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

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.

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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