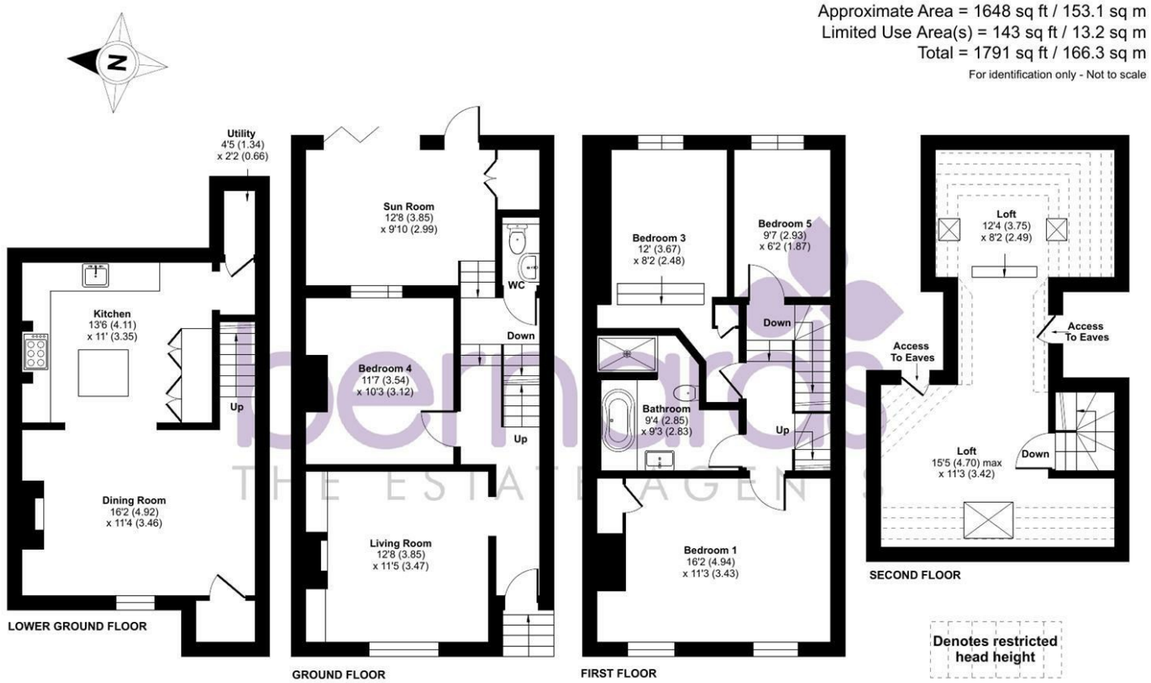
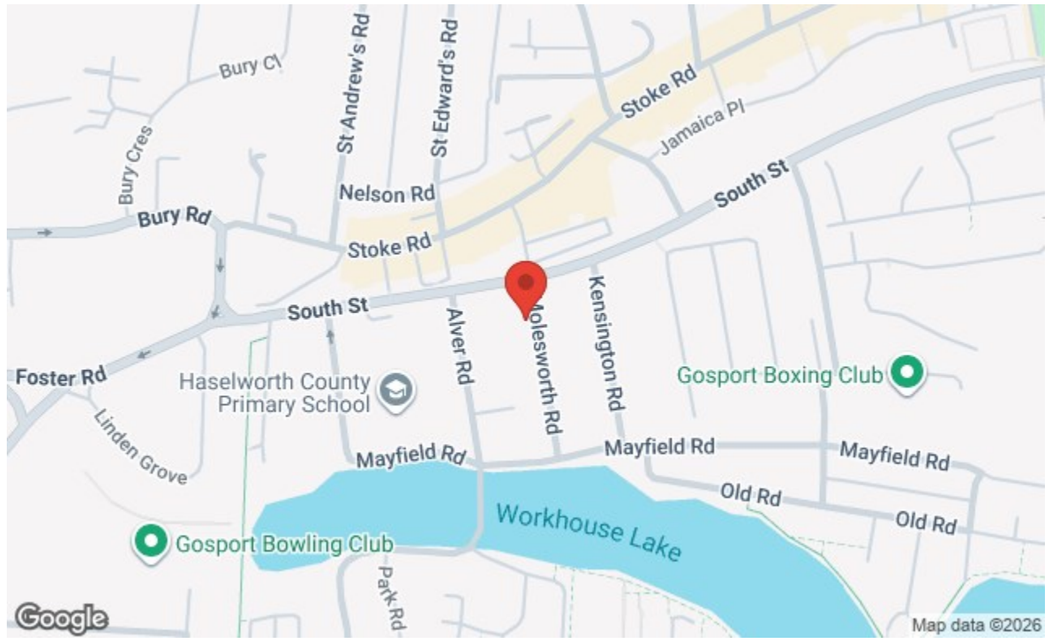
Molesworth Road, Gosport, PO12

Approximate Area = 1648 sq ft / 153.1 sq m
Limited Use Area(s) = 143 sq ft / 13.2 sq m
Total = 1791 sq ft / 166.3 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: 1377080



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HIGHLIGHTS

- Four-bedroom terraced home arranged across four levels
- Large kitchen/dining room on lower ground floor
- Bright living room leading into sun room
- Additional ground floor bedroom / office / playroom
- Spacious loft room providing excellent flexible living space
- Family bathroom + ground floor WC
- Bright and airy throughout
- Private rear garden close to shops, schools & transport links

Deceptively spacious and arranged over four levels, this extended four/five-bedroom terraced home offers superb versatility and generous living space throughout. On the lower ground floor, a large kitchen/dining room creates the social heart of the home — perfect for cooking, hosting and everyday family life.

On the ground floor, the bright living room flows into the sun room, providing a relaxed seating space with direct views over the garden. Also on this level is Bedroom 4, ideal as a guest room, playroom or home office.

Upstairs, the first floor offers three well-proportioned bedrooms along with a stylish family bathroom. The property really comes into its own on the top floor, where a large loft room provides fantastic flexibility — home office, gaming den, dressing room or additional bedroom space (subject to requirements).

Outside, the home benefits from a private rear garden, making this a brilliant option for families or those in need of adaptable living space close to shops, schools and transport links.

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PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
12'8 x 11'5 (3.86m x 3.48m)

SUN ROOM
12'8 x 9'10 (3.86m x 3.00m)

BEDROOM 4
11'7 x 10'3 (3.53m x 3.12m)

LOWER GROUND FLOOR

KITCHEN
13'6 x 11' (4.11m x 3.35m)

DINING ROOM
16'2 x 11'4 (4.93m x 3.45m)

FIRST FLOOR LANDING

BEDROOM 1
16'2 x 11'3 (4.93m x 3.43m)

BEDROOM 2
9'7 x 6'2 (2.92m x 1.88m)

BEDROOM 3
12' x 8'2 (3.66m x 2.49m)

BATHROOM
9'4 x 9'3 (2.84m x 2.82m)

SECOND FLOOR

LOFT ROOM

OUTSIDE

ENCLOSED REAR GARDEN

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.

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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.

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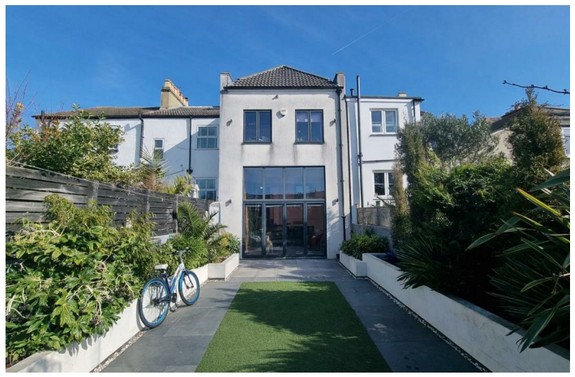
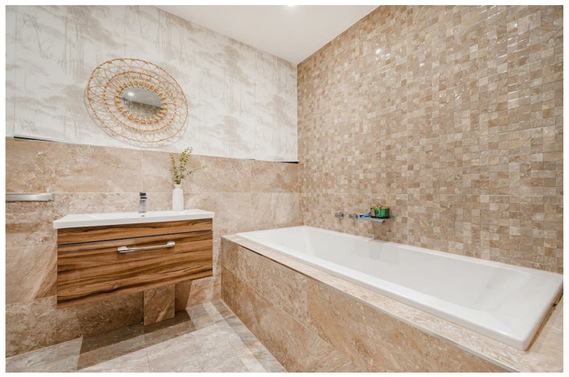
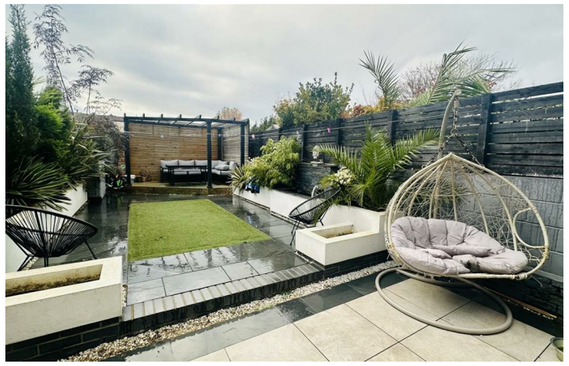
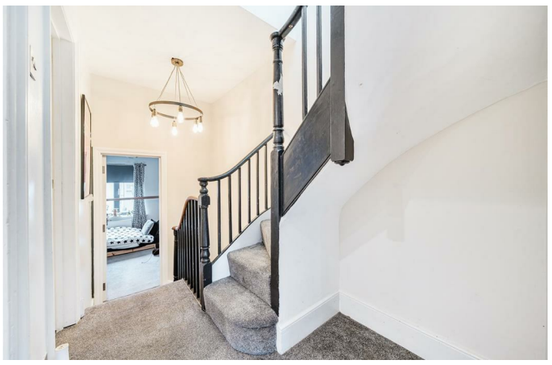
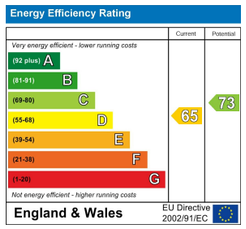
FREEHOLD / COUNCIL TAX BAND C











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