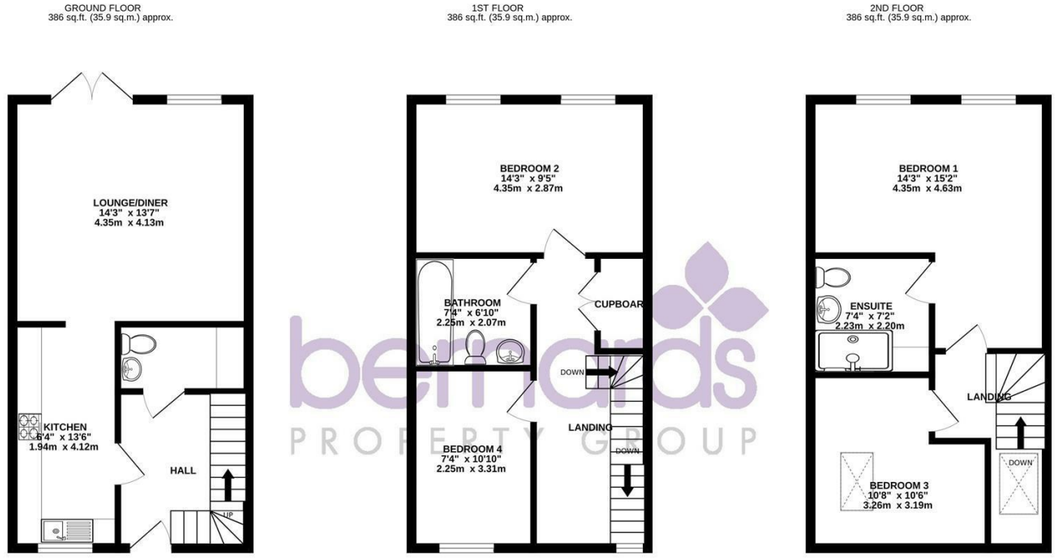

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

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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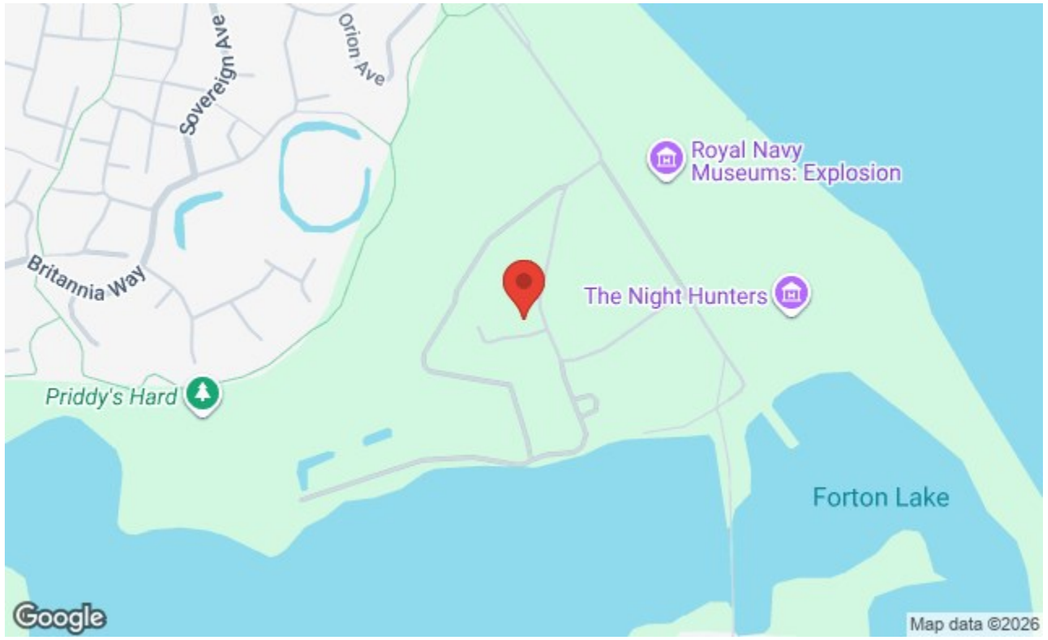

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HIGHLIGHTS

- Four-bedroom end-of-terrace townhouse built in 2022
- Award-winning Priddy's Hard waterfront location
- Spacious accommodation over three floors (approx. 1,170 sq ft / 108.6 sq m)
- Stylish fitted kitchen with integrated appliances
- Principal bedroom with modern en-suite shower room
- Solar PV panels, infrared heating & intelligent lighting
- Wonderwall smart-home technology throughout
- Driveway parking for two vehicles
- No onward chain
- Remainder of the NHBC warranty

Bernards Estate Agents are delighted to offer to the market this exceptional four-bedroom end-of-terrace townhouse, situated within the award-winning Priddy's Hard sustainable development. Completed in 2022 and offered with no onward chain, this beautifully presented home combines contemporary living, energy efficiency and an enviable waterfront location.

Occupying an end position in a terrace of just three homes, and forming part of an exclusive development of only seventeen environmentally conscious properties, the accommodation extends to approximately 1,170 sq ft (108.6 sq m) and is arranged over three floors.

The ground floor features a stylish fitted kitchen with integrated appliances, a utility/WC and a bright living/dining room with doors opening onto the generous rear garden. The first floor offers two double bedrooms and a modern family bathroom, while the top floor boasts an impressive principal bedroom with en-suite, together with a fourth bedroom ideal as a nursery, guest room or home office.

Designed with modern living in mind, the property benefits from Wonderwall smart-home technology, solar PV panels, infrared heating and intelligent lighting controls, helping to create an efficient and economical home. The windows have been fitted with high-quality privacy film, allowing excellent natural light into the property while providing privacy without the need for curtains or blinds. Outside, there is driveway parking for two vehicles and an enclosed rear garden.

Perfectly positioned on the historic Priddy's Hard Peninsula, the property is within easy reach of waterfront walks, Powder Monkey Brewery, Royal Clarence Marina, the Explosion Museum and the Gosport Ferry, providing excellent access to Portsmouth Harbour and Gunwharf Quays.

A superb opportunity to purchase a modern, energy-efficient family home in one of Gosport's most desirable waterfront developments. Offered with no onward chain, early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC/UTILITY ROOM

KITCHEN
6'4" x 13'6" (1.94 x 4.12)

LOUNGE/DINER
14'3" x 13'6" (4.35 x 4.13)

FIRST FLOOR LANDING

BEDROOM TWO
14'3" x 9'4" (4.35 x 2.87)

BEDROOM FOUR
7'4" x 10'10" (2.25 x 3.31)

BATHROOM
7'4" x 6'9" (2.25 x 2.07)

SECOND FLOOR LANDING

BEDROOM ONE
14'3" x 15'2" (4.35 x 4.63)

ENSUITE
7'3" x 7'2" (2.23 x 2.20)

BEDROOM THREE
10'8" x 10'5" (3.26 x 3.19)

OUTSIDE

ENCLOSED REAR GARDEN

TWO ALLOCATED PARKING SPACES

FREEHOLD - COUNCIL TAX BAND E

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!

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.

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.



















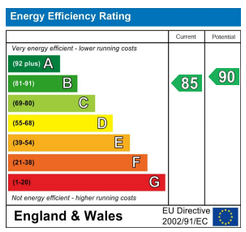

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