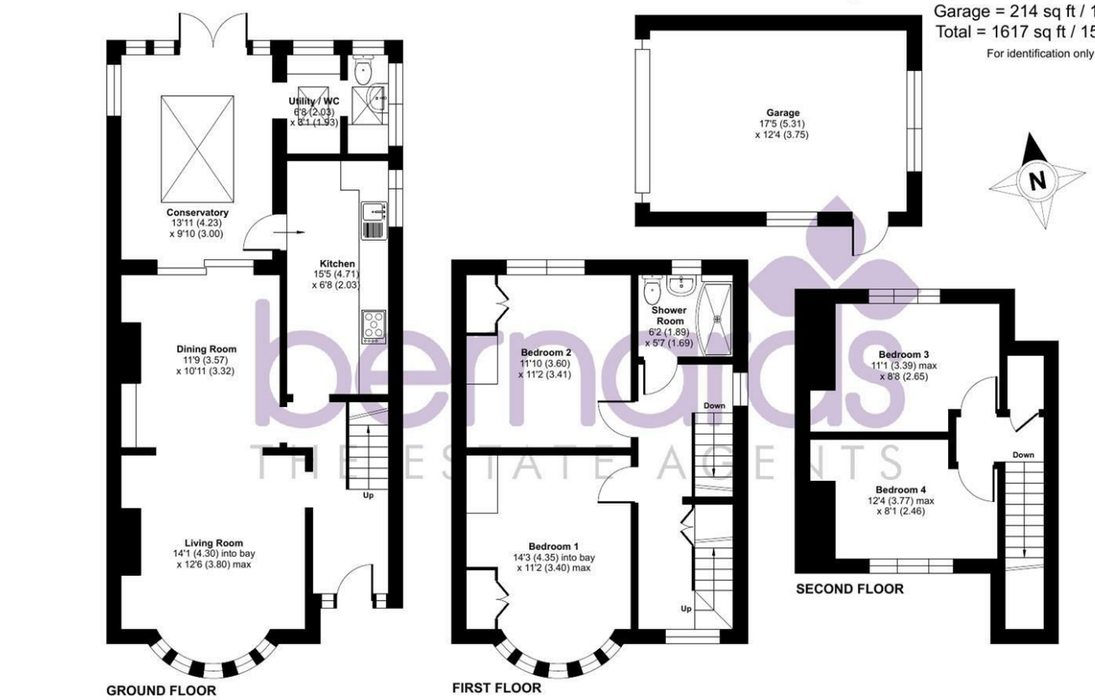
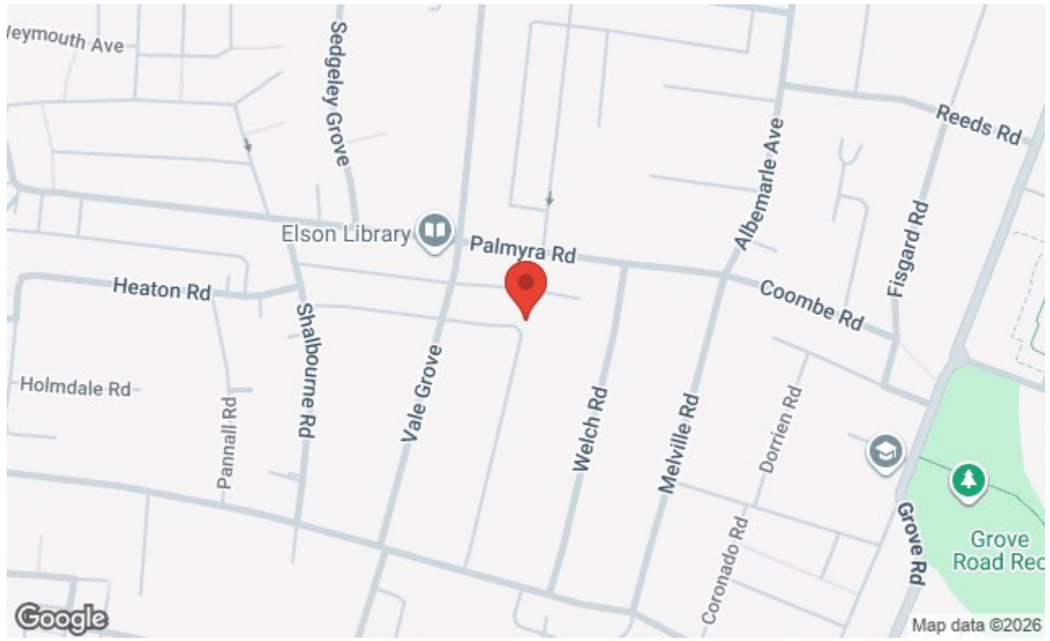
Rothesay Road, Gosport, PO12

Approximate Area = 1403 sq ft / 130.3 sq m
Garage = 214 sq ft / 19.8 sq m
Total = 1617 sq ft / 150.1 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1430695



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

FOR SALE

Asking Price £300,000

Rothesay Road, Gosport PO12 4PT

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- Four-bedroom semi-detached family home
- Downstairs WC
- Conservatory
- Generous corner plot
- Driveway providing off-road parking
- Detached garage
- Ideal for growing families
- Spacious living room with feature bay window
- Separate dining room

Spacious Four-Bedroom Semi-Detached Home with Driveway & Garage

Bernards Estate Agents are delighted to present this generously proportioned four-bedroom semi-detached family home, ideally situated in the highly sought-after Elson area of Gosport.

The ground floor offers an abundance of living space, featuring a bright and airy living room with a charming bay window, seamlessly flowing through an archway into the dining room—perfect for entertaining. There is a well-appointed fitted kitchen, a conservatory overlooking the garden, a utility room, and a convenient downstairs WC.

On the first floor, you'll find two spacious double bedrooms along with a family bathroom. The second floor provides two additional bedrooms, offering flexible accommodation ideal for a growing family, guests, or home office use, along with useful storage space.

The property further benefits from double glazing and gas central heating.

Externally, the home sits on a desirable corner plot, boasting a generous and enclosed rear garden complete with a hot tub—perfect for relaxing or entertaining. To the front, there is a driveway providing off-road parking, along with a detached garage to the rear.

Early viewing is highly recommended—contact us today to arrange your appointment.

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

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
14'1" x 12'5" (4.30 x 3.80)

DINING ROOM
11'8" x 10'10" (3.57 x 3.32)

KITCHEN
15'5" x 6'7" (4.71 x 2.03)

CONSERVATORY
13'10" x 9'10" (4.23 x 3.00)

DOWNSTAIRS WC & UTILITY ROOM
6'7" x 6'3" (2.03 x 1.93)

LANDING

BEDROOM ONE
14'3" x 11'1" (4.35 x 3.40)

BEDROOM TWO
11'9" x 11'2" (3.60 x 3.41)

BATHROOM
6'2" x 5'6" (1.89 x 1.69)

SECOND FLOOR LANDING

BEDROOM THREE
11'1" x 8'8" (3.39 x 2.65)

BEDROOM FOUR
12'4" x 8'0" (3.77 x 2.46)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
17'5" x 12'3" (5.31 x 3.75)

FREEHOLD / COUNCIL TAX BAND C

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.

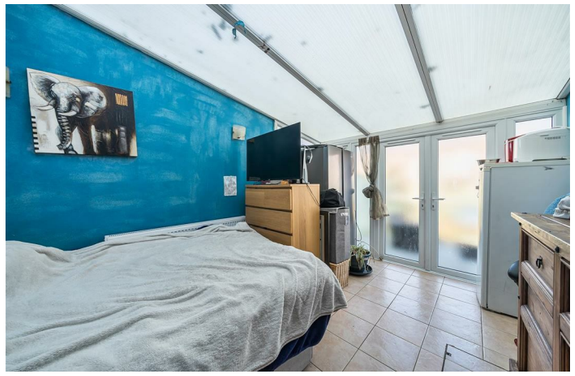
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

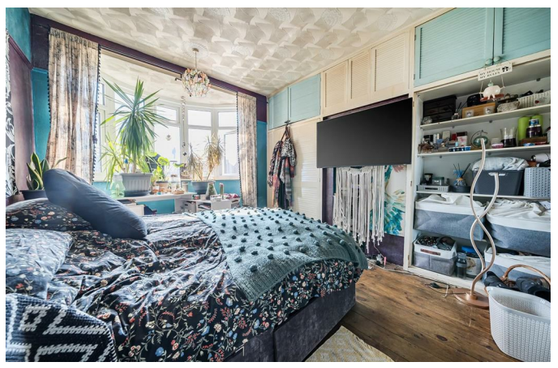
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

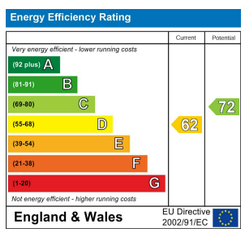
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that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

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.

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







Scan here to see all our properties for sale and rent

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