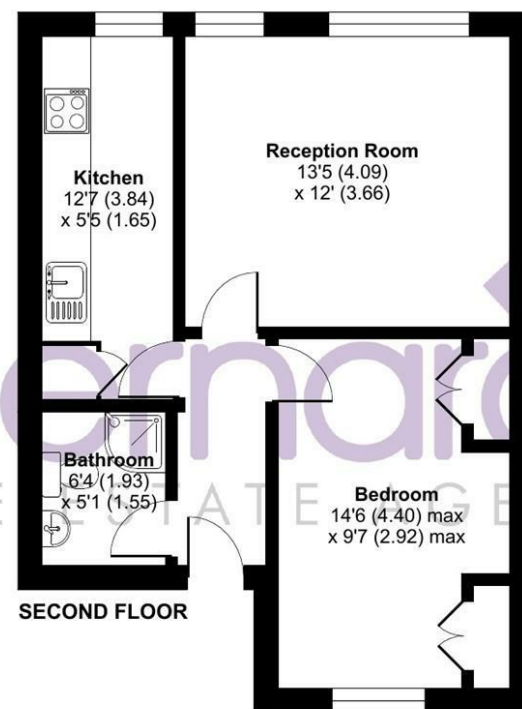
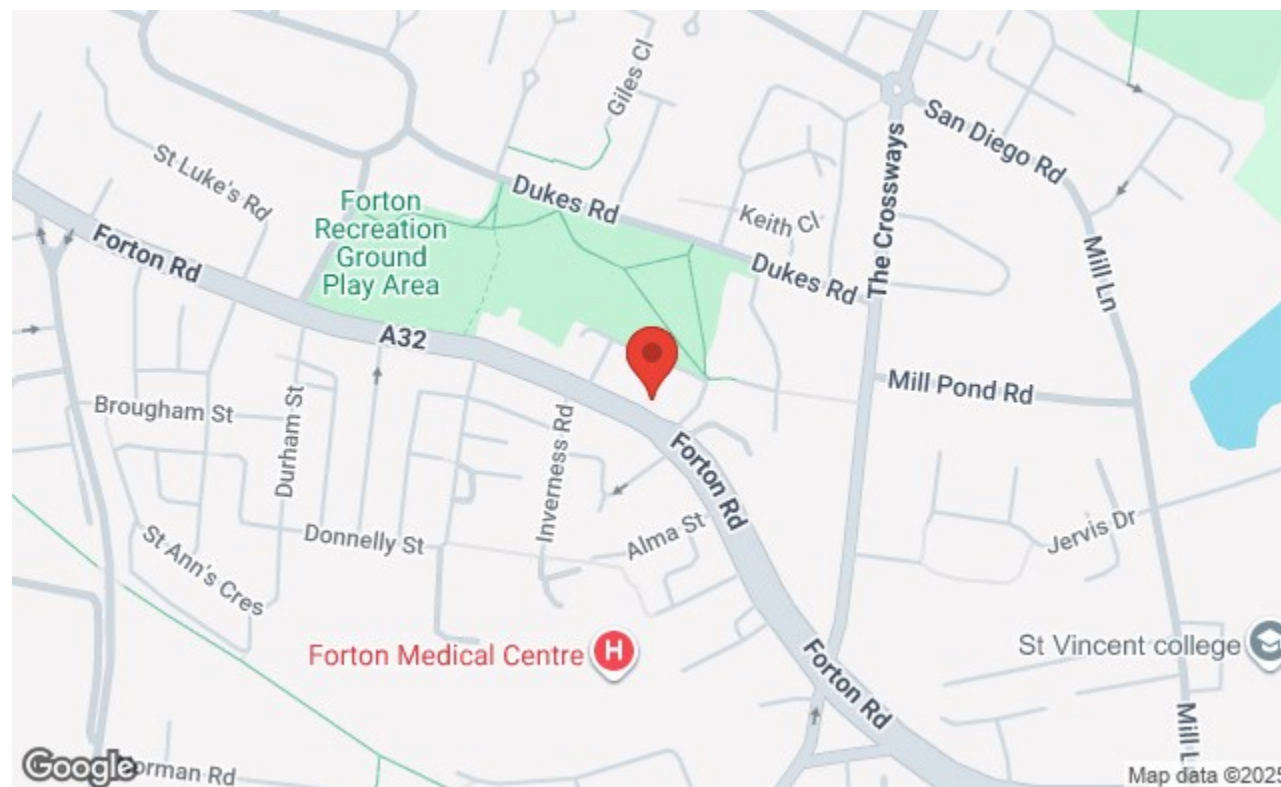


Forton Road, Gosport, PO12

Approximate Area = 462 sq ft / 43 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1314731



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



Price Guide £120,000

Forton Road, Gosport PO12 4TW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CLOSE TO SHOPS & AMENITIES
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ GREAT INVESTMENT OPPORTUNITY
- ❖ NEUTRALLY DECORATED
- ❖ HIGHLY SOUGHT AFTER AREA
- ❖ DOUBLE BEDROOM
- ❖ TRIPLE GLAZED WINDOWS
- ❖ GAS CENTRAL HEATING

GUIDE PRICE **£120,000 - £130,000**

Bernards are pleased to offer purpose-built flat on Forton Road. The property offers a wonderful opportunity for those seeking a comfortable and convenient living space. The property is ideally situated, providing easy access to local amenities, transport links, and the picturesque waterfront, making it perfect for both first-time buyers and investors alike.

Upon entering the flat, one is greeted by a bright and airy atmosphere, enhanced by well-proportioned rooms that are designed for modern living. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The living area serves as a perfect retreat for

relaxation or entertaining guests, while the kitchen is equipped to meet all your culinary needs.

The flat boasts a tranquil bedroom, providing a peaceful sanctuary to unwind after a long day. The bathroom is well-appointed, offering both functionality and comfort. With ample storage options throughout, this property caters to the needs of contemporary lifestyles.

In summary, this purpose-built flat on Forton Road presents an excellent opportunity for anyone looking to embrace a convenient and enjoyable lifestyle in Gosport. With its appealing features and prime location, this property is not to be missed.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

12'7 x 5'5 (3.84m x 1.65m)

LIVING ROOM

13'5 x 12 (4.09m x 3.66m)

BEDROOM

14'6 x 9'7 (4.42m x 2.92m)

BATHROOM

6'4 x 5'1 (1.93m x 1.55m)

OUTSIDE

ON STREET PARKING

LEASEHOLD INFORMATION

20.00 GROUND RENT

1159.00 SERVICE CHARGE

142 YEARS FROM JUNE 2013

ANTI-MONEY LAUNDERING

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

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.

REMOVAL QUOTES

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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(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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