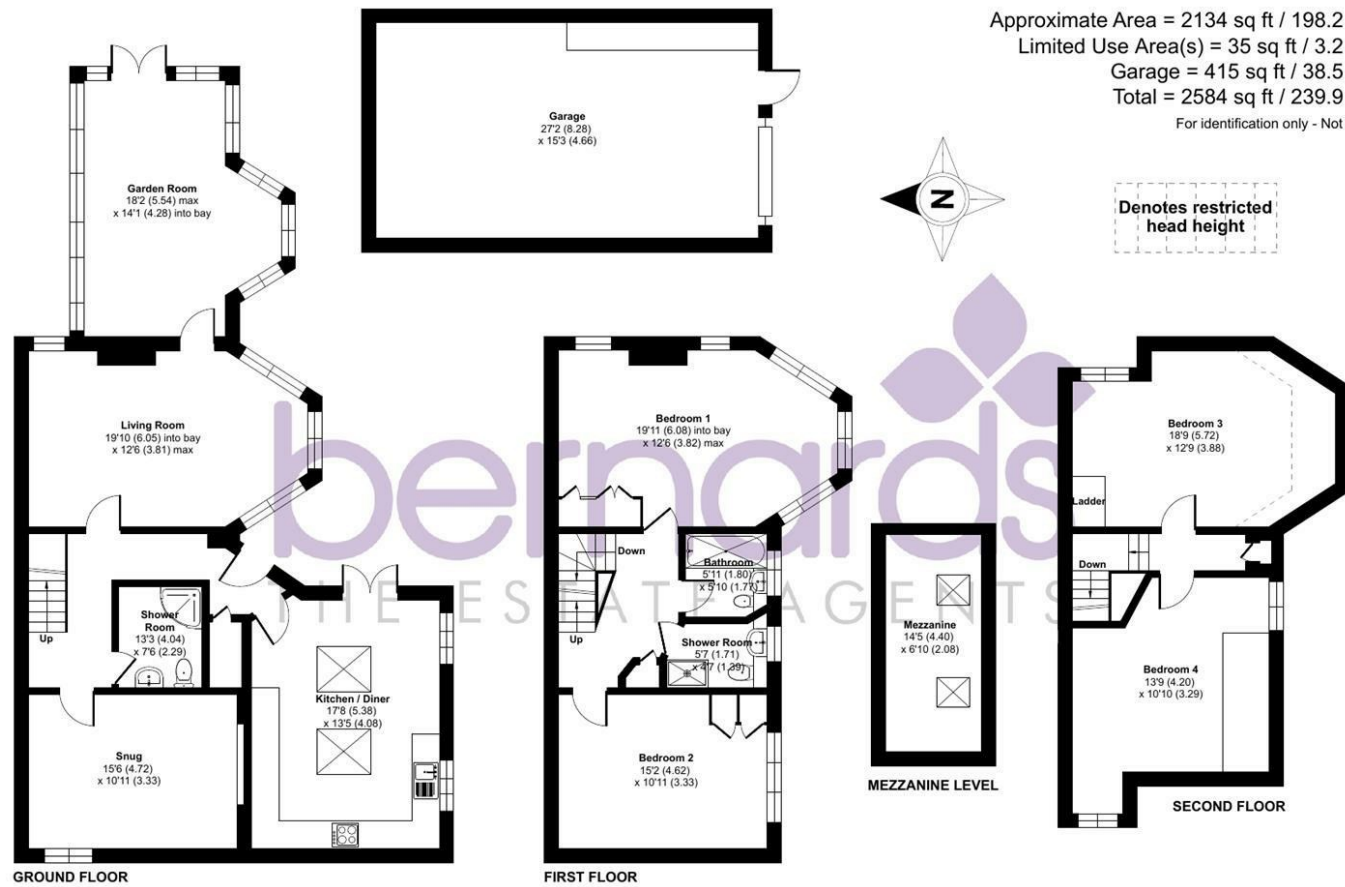


## Anglesey Road, Gosport, PO12

Approximate Area = 2134 sq ft / 198.2 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Garage = 415 sq ft / 38.5 sq m  
 Total = 2584 sq ft / 239.9 sq m  
 For identification only - Not to scale

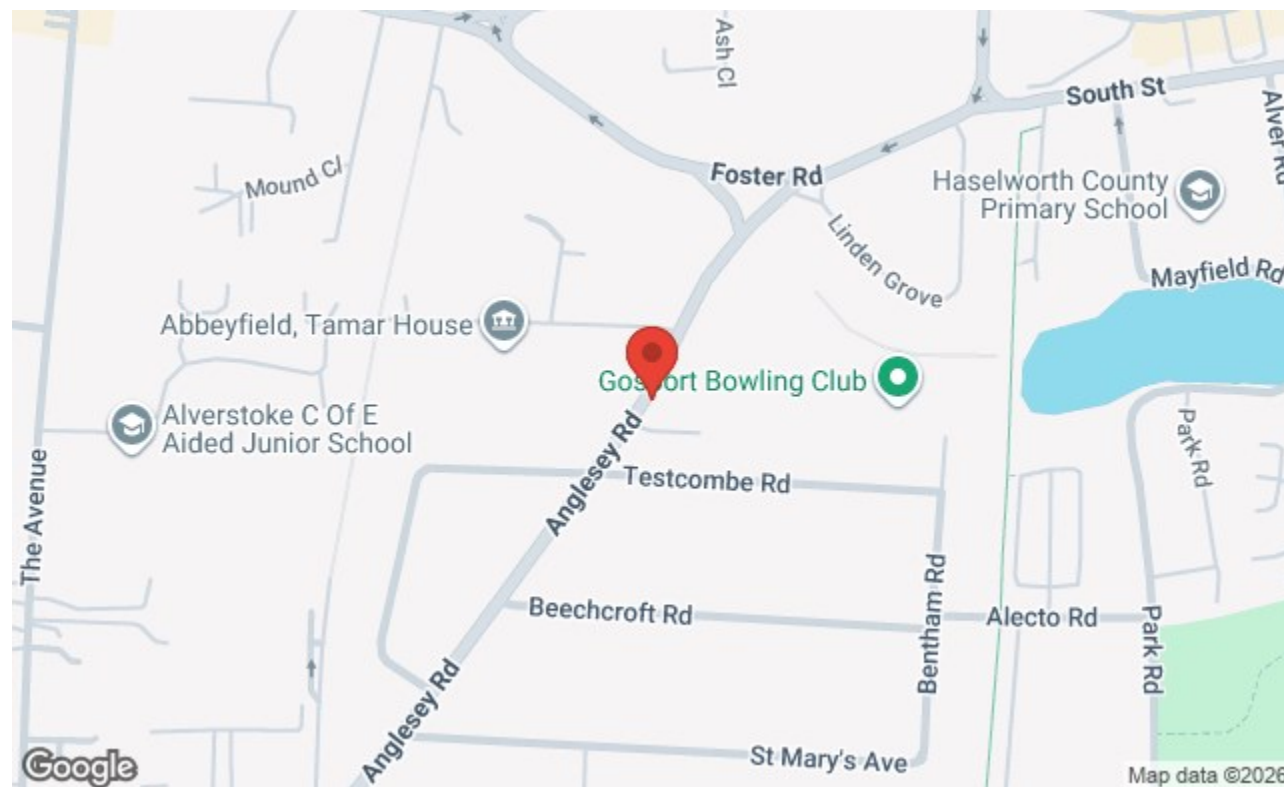


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1470610



Asking Price £600,000

Anglesey Road, Gosport PO12 2EG



## HIGHLIGHTS

- Exceptional four-bedroom semi-detached family home
- Approx. 2,584 sq ft of accommodation over three floors
- Sought-after Alverstone location
- Refitted kitchen (circa 2020) with integrated Neff appliances
- Three reception rooms plus versatile snug/home office
- Ground floor shower room/WC, family bathroom and additional shower room
- Four generous double bedrooms plus mezzanine
- Sunny enclosed rear garden
- Two driveways providing extensive off-road parking
- Space for motorhome, caravan or boat

Exceptional Family Home in the Heart of Alverstone – 2,584 Sq Ft of Flexible Living Space

Bernards Estate Agents are delighted to offer this substantial four-bedroom semi-detached home in the highly sought-after Alverstone area of Gosport. Extending to approximately 2,584 sq ft across three floors, the property blends period character with modern improvements, creating a superb family home.

The current owners have enhanced the property with double glazing, gas central heating via a replacement combination boiler (circa 2020), underfloor heating, and upgraded radiators throughout.

The ground floor offers excellent living space, centred around a stunning refitted kitchen (circa 2020) with integrated Neff appliances. There is also a modern shower room/WC, a welcoming living room with log-burning stove, a separate sitting room overlooking the garden, and a versatile snug ideal as a playroom, office or additional reception room.

On the first floor are two generous double bedrooms, a family bathroom, and an additional shower room. The second floor provides two further double bedrooms plus a useful mezzanine area, ideal as a study, hobby space or family retreat.

Outside, the enclosed rear garden enjoys a sunny aspect and features mature fruit trees, a greenhouse, shed and wood store. Two separate driveways provide ample off-road parking, including space for a motorhome, caravan or boat, and lead to a substantial double garage with electric door.

Ideally located within walking distance of Stokes Bay seafront, Alverstone Village and its range of shops, cafés and amenities, the property also falls within the popular Bay House School catchment area.

A rare opportunity to acquire a distinctive and spacious family home in one of Gosport's most desirable locations. Early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS SHOWER ROOM & WC**

13'3 x 7'6 (4.04m x 2.29m)

**KITCHEN/BREAKFAST ROOM**

17'8 x 13'5 (5.38m x 4.09m)

**LIVING ROOM**

19'10 x 12'6 (6.05m x 3.81m)

**SNUG**

15'6 x 10'11 (4.72m x 3.33m)

**GARDEN ROOM**

18'2 x 14'1 (5.54m x 4.29m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

19'11 x 12'6 (6.07m x 3.81m)

**BEDROOM TWO**

15'2 x 10'11 (4.62m x 3.33m)

**BATHROOM**

5'11 x 5'10 (1.80m x 1.78m)

**SHOWER ROOM**

5'7 x 4'7 (1.70m x 1.40m)

**SECOND FLOOR LANDING**

**BEDROOM THREE**

18'9 x 12'9 (5.72m x 3.89m)

**MEZZANINE**

14'5 x 6'10 (4.39m x 2.08m)

**BEDROOM FOUR**

13'9 x 10'10 (4.19m x 3.30m)

**OUTSIDE**

**ENCLOSED GARDEN**

**TWO DRIVEWAYS**

**DOUBLE GARAGE**

27'2 x 15'3 (8.28m x 4.65m)

**FREEHOLD / COUNCIL TAX BAND E**

**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) <b>A</b>	74
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	55

EU Directive 2002/91/EC  
 England & Wales



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