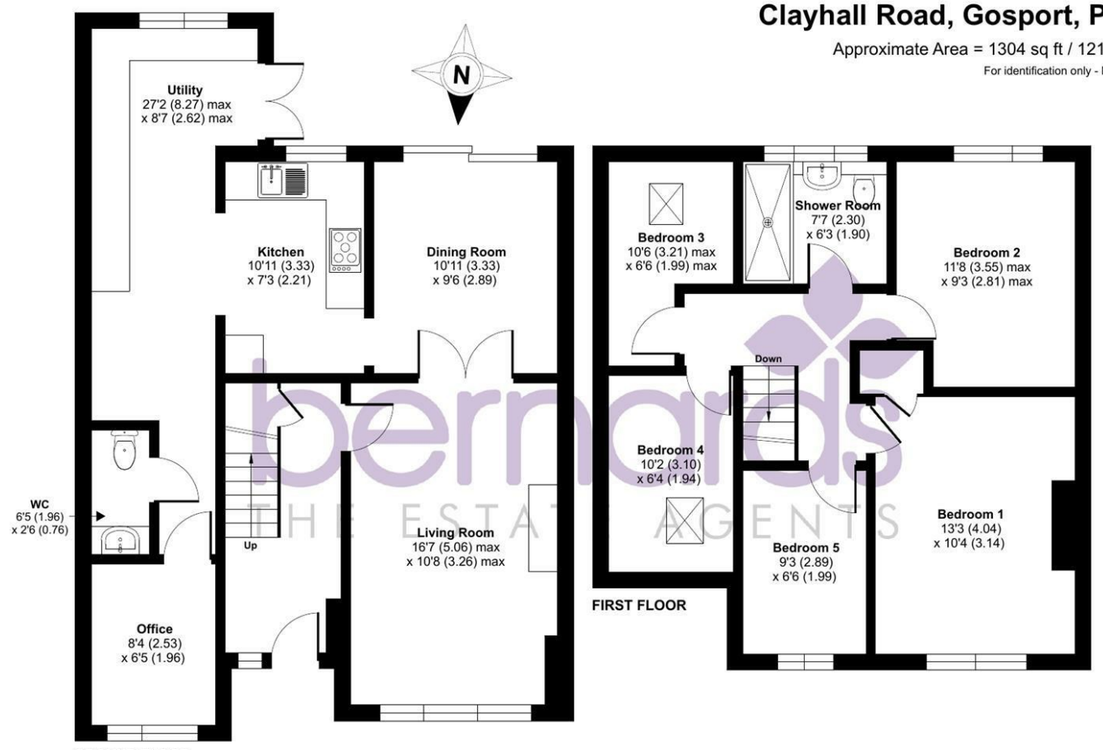
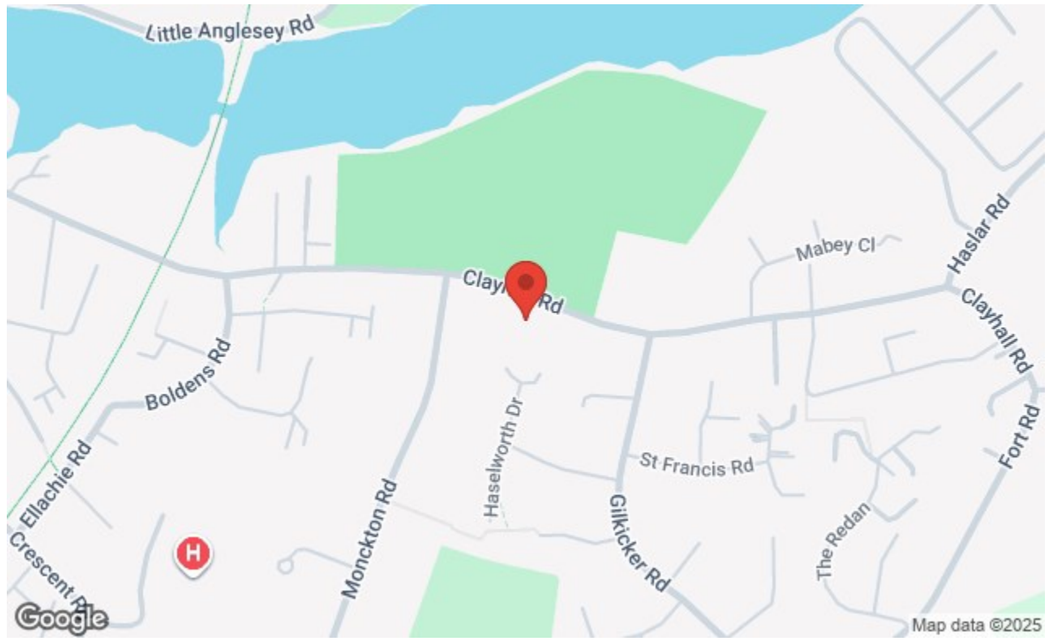
Clayhall Road, Gosport, PO12

Approximate Area = 1304 sq ft / 121.1 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1346920



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

FOR SALE

Offers Over £425,000

Clayhall Road, Gosport PO12 2AZ

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5 | 1 | 3

HIGHLIGHTS

- Extended 5/6 bedroom semi-detached house
- Downstairs WC
- Living room
- Dining room
- Study or potential ground-floor bedroom
- Front driveway replaced in 2024
- No onward chain
- Bay House school catchment
- Enclosed rear garden with a southerly aspect

Price Range £425,000 - £450,000
Bernards are delighted to offer for sale this extended 5/6 bedroom semi-detached house in the highly sought-after Gilkicker area of Alverstoke, Gosport.

The property benefits from double glazing and gas central heating via a combi boiler, which is currently under warranty. Offering versatile and flexible living spaces, the ground floor includes a downstairs WC, living room, dining room, fitted kitchen with white goods included, utility room, and a study or potential ground-floor bedroom.

Upstairs, you'll find five bedrooms and a family shower room. The front driveway, replaced in 2024, provides ample off-road parking. The rear garden enjoys a southerly aspect and is fully enclosed.

Offered with no onward chain, this home is located within the desirable Bay House school catchment and is close to Alverstoke Village shops, Stokes Bay beach, and golf course.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
6'5 x 2'6 (1.96m x 0.76m)

OFFICE/BEDROOM
8'4 x 6'5 (2.54m x 1.96m)

LIVING ROOM
16'7 x 10'8 (5.05m x 3.25m)

DINING ROOM
10'11 x 9'6 (3.33m x 2.90m)

KITCHEN
10'11 x 7'3 (3.33m x 2.21m)

UTILITY ROOM
27'2 x 8'7 (8.28m x 2.62m)

LANDING

BEDROOM ONE
13'3 x 10'4 (4.04m x 3.15m)

BEDROOM TWO
11'8 x 9'3 (3.56m x 2.82m)

BEDROOM THREE
10'6 x 6'6 (3.20m x 1.98m)

BEDROOM FOUR
10'2 x 6'4 (3.10m x 1.93m)

BEDROOM FIVE
9'3 x 6'6 (2.82m x 1.98m)

SHOWER ROOM
7'7 x 6'3 (2.31m x 1.91m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED SOUTH FACING REAR GARDEN

FREEHOLD / COUNCIL TAX BAND D

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

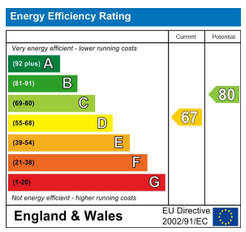
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



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