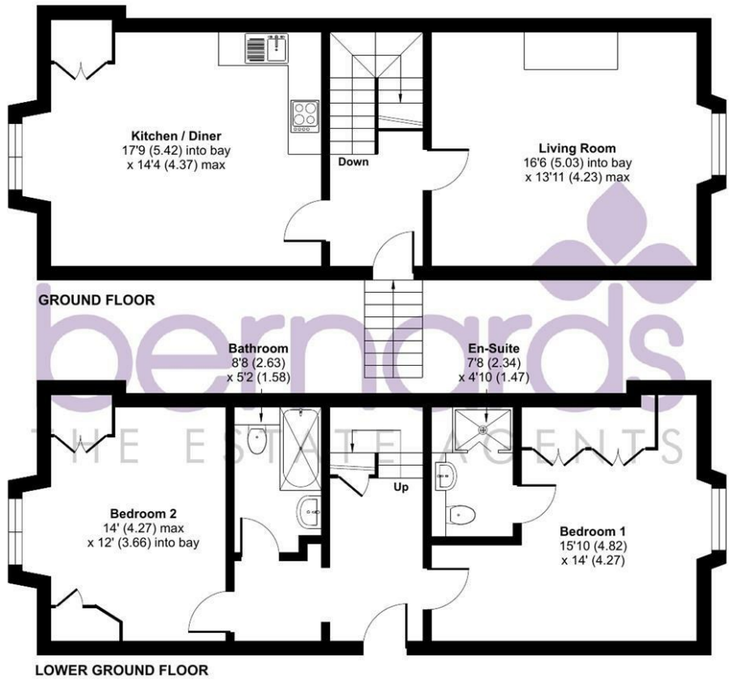
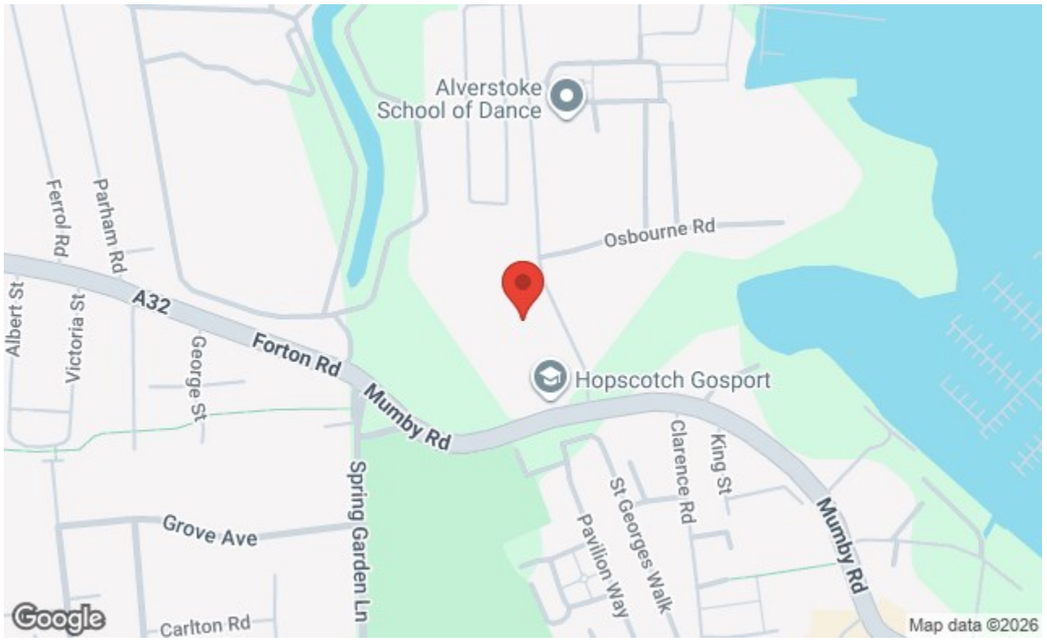
# The Officers Quarters, Weevil Lane, Gosport, PO12

Approximate Area = 1098 sq ft / 102 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: 1257261




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

FOR SALE

## Asking Price £239,000

The Officers Quarters, Gosport PO12 1AG

bernards THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- GRADE II LISTED HOUSE BY BERKELEY HOMES
- A HOUSE WITH THE CONVENIENCE OF AN APARTMENT
- GRAND PRIVATE ENTRANCE
- ADDED ELEGANCE AND VOLUME FROM THE HIGH CEILINGS
- VIEWS OF NAVAL BASE FROM LIVING ROOM
- TWO BATHROOMS
- ALLOCATED PARKING & VISITOR BAYS
- LARGE SASH WINDOWS AND INTERNAL PERIOD FEATURES
- NEW CARPETS & UNDERLAYS FITTED MARCH 2026
- NEW KITCHEN APPLIANCES JULY 2025

A PERIOD, GRAND, AND INDIVIDUAL HOUSE

Set within one of Gosport's most elegant and historic locations, just a short stroll from the Royal Clarence waterfront, this exceptional and historic house forms part of the prestigious Officers Quarters on Weevil Lane—beautifully converted former military buildings by Berkeley Homes between 2001–2003.

Occupying a desirable end position, No. 11 is particularly impressive, featuring a striking private entrance staircase that immediately sets the tone for the space and character within.

This spacious two-bedroom, two-bathroom home is enhanced by its notably high ceilings, creating an even greater sense of volume throughout. Large Georgian sash windows flood the property with natural light, complete with original shutters that add both charm, authenticity and security.

Externally, the property benefits from an allocated parking space directly in front, with additional visitor parking nearby. To the rear, residents can enjoy a substantial communal garden. The location is ideal for boating enthusiasts, with Royal Clarence Marina and two further marinas all within easy reach.

Everyday amenities are conveniently close, with Aldi and Morrisons just a few minutes' walk away, while Asda and Waitrose are within 1km. The Gosport Ferry is also nearby, offering quick access to Gunwharf Quays and Portsmouth Harbour railway station, with direct rail links to London.

The vendor is open to selling the property fully furnished, making it an attractive option for first-time buyers, investors, or those seeking a holiday home.

Further information, including an interesting history of the building and Royal Clarence, is available upon request, with additional details provided during viewings.

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

# PROPERTY INFORMATION

### ENTRANCE HALL

### KITCHEN/DINER
17'9 x 14'4 (5.41m x 4.37m)
Fridge-freezer, dish-washer, and the washer-drier were new in July 2025.

### LIVING ROOM
16'6 x 13'11 (5.03m x 4.24m)

### LANDING

### BEDROOM ONE
15'10 x 14'0 (4.83m x 4.27m)

### EN SUITE

### BEDROOM TWO
14'0 x 12'0 (4.27m x 3.66m)

### BATHROOM
8'8 x 5'2 (2.64m x 1.57m)

### OUTSIDE

### ALLOCATED PARKING SPACE & VISITOR BAYS

### AGENTS NOTE
The wardrobes are included in the sale, as is the bed, bedside tables, and matching chest in the master bedroom, whilst the other furniture may be available by separate offer.

### LEASEHOLD INFORMATION
We are informed by our seller that the lease has approximately 975 years remaining. The service charge is £1,586 per 6 months which covers all exterior maintenance, water charges, building insurance, garden and communal area maintenance, parking management, with a ground rent of £200 per annum.

### COUNCIL TAX BAND D

### 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!

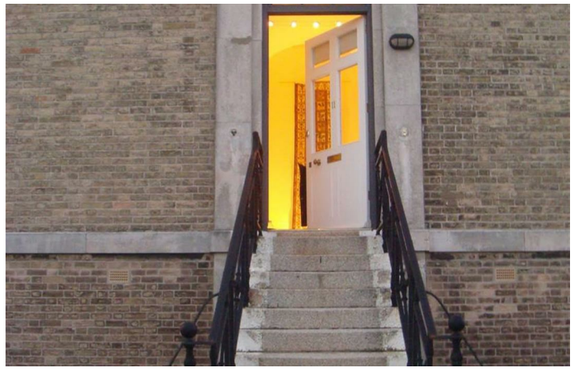
### OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

### REMOVAL QUOTE
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.

### ANTI MONEY LAUNDERING (AML)
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

### 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.









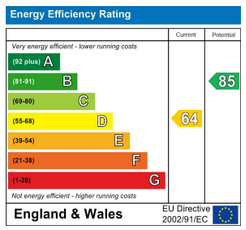













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