

**Crescent Road, Gosport, PO12**

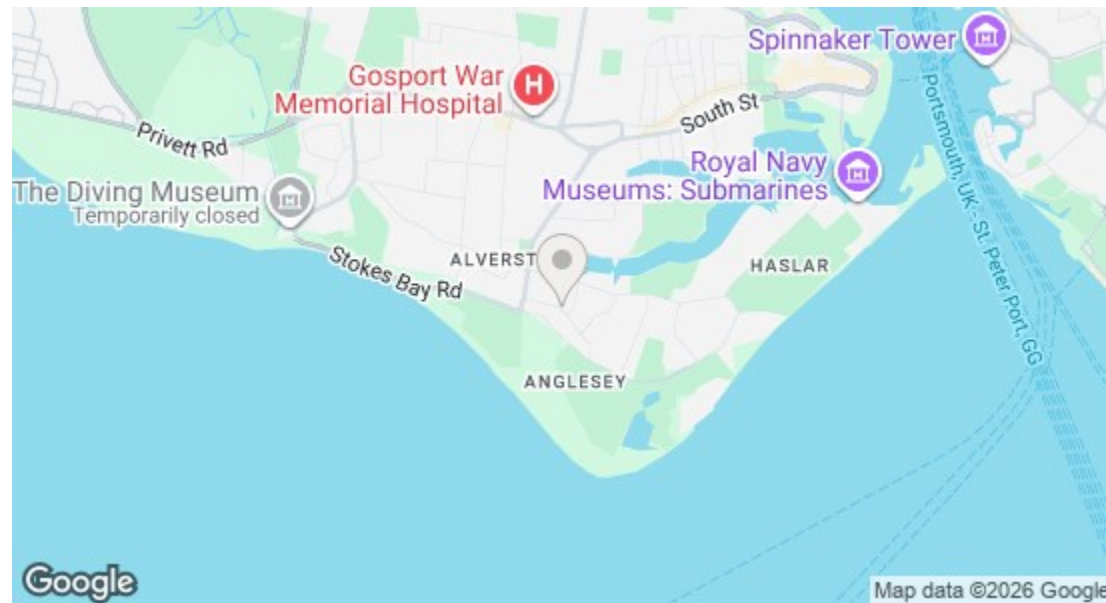
Approximate Area = 948 sq ft / 88 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1370109



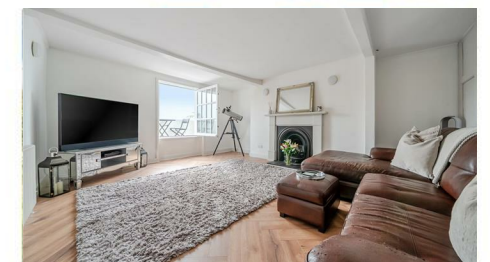
Flat 3, 16 Crescent Road, Gosport, Hampshire, PO12 2DH

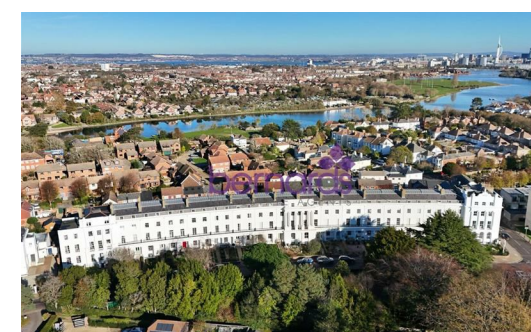
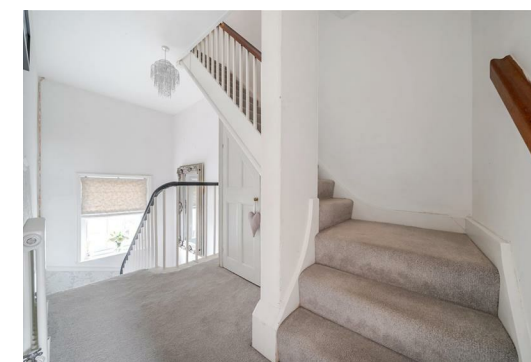


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

2 BEDROOMS   1 BATHROOMS   1 RECEPTIONS

02392 004660





- GROUND FLOOR ENTRANCE
- FIRST FLOOR LANDING
- BEDROOM TWO  
12'4 x 8'2
- SECOND FLOOR LANDING
- KITCHEN  
11'8 x 8'2
- BEDROOM ONE  
14'1 x 13'11
- LIVING ROOM  
14'1 x 13'11
- BALCONY  
13'3 x 3'11
- SHOWER ROOM  
8'2 x 4'11
- OUTSIDE
- COMMUNAL GARDENS
- ALLOCATED PARKING
- SHARE OF FREEHOLD - Council Tax Band C  
Service Charge £1200 pa

**AML - Anti Money Laundering Procedure**  
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.

**Financial Services**  
**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!

**Recommended 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.

**Assistance with 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.

## SUMMARY

Share of Freehold – Crescent Road, Alverstoke – Off-Road Parking – Sea Views!

Bernards Estate Agents are delighted to offer for sale this exceptional Grade II listed two-bedroom duplex apartment, located on Crescent Road, one of the most sought-after addresses in Alverstoke.

Situated just one road back from Stokes Bay beach, the property offers an enviable coastal lifestyle with southerly sea views across the Solent towards the Isle of Wight. The home beautifully combines period charm with modern comfort, featuring gas central heating, large sash windows, and high ceilings that enhance the sense of light and space throughout.

Arranged over three floors, the accommodation begins with the entrance and stairs leading to the first floor landing, where bedroom two is located. On the second floor, the spacious fitted kitchen is complemented by a generous lounge/diner with access to a private balcony, ideal for enjoying the sea views. The principal bedroom is a large double, accompanied by a modern refitted shower room.

Externally, the property enjoys access to a communal garden as well as a private allocated parking space with rear vehicle access. The residents own a share of the freehold.

Early viewing is highly recommended to fully appreciate both the accommodation and the lifestyle on offer.

