



Cockleshell Square, Gosport, PO12

Approximate Area = 1120 sq ft / 104 sq m

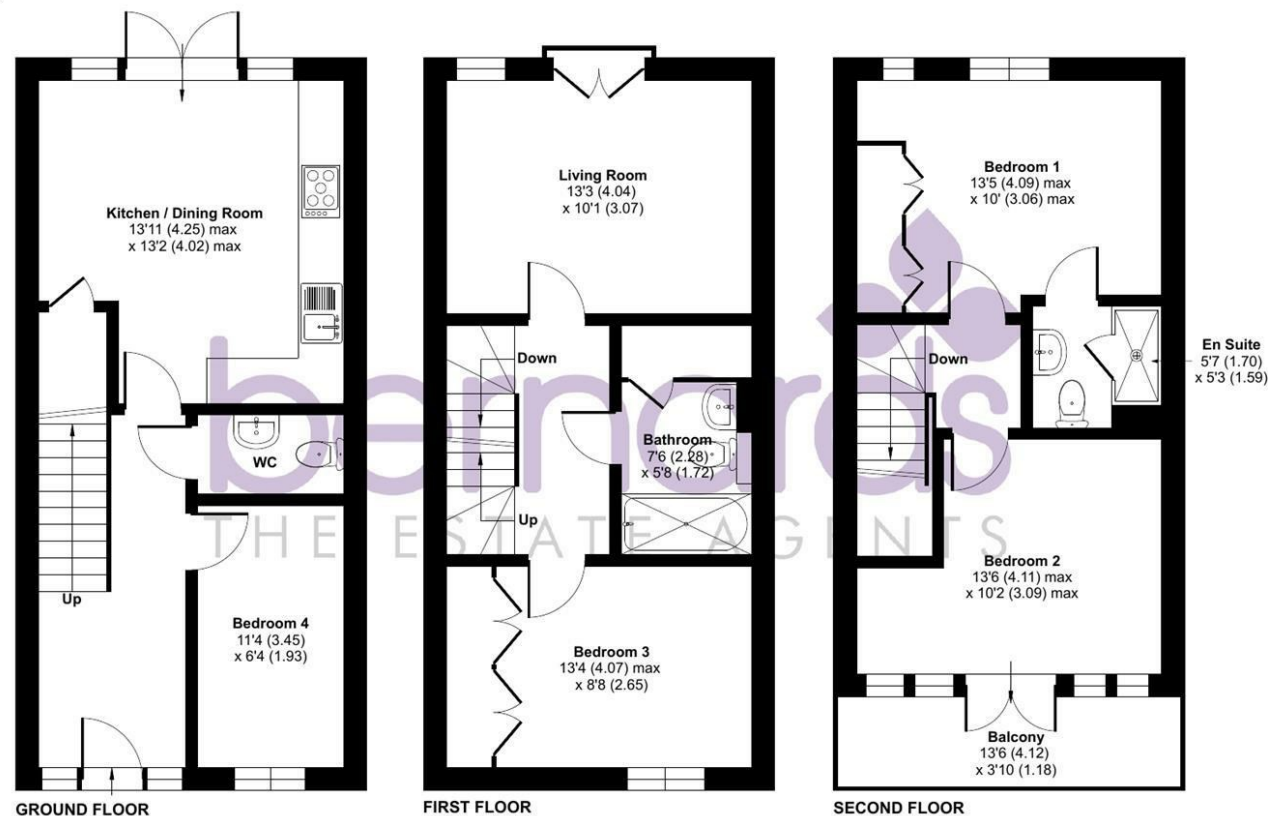
For identification only - Not to scale



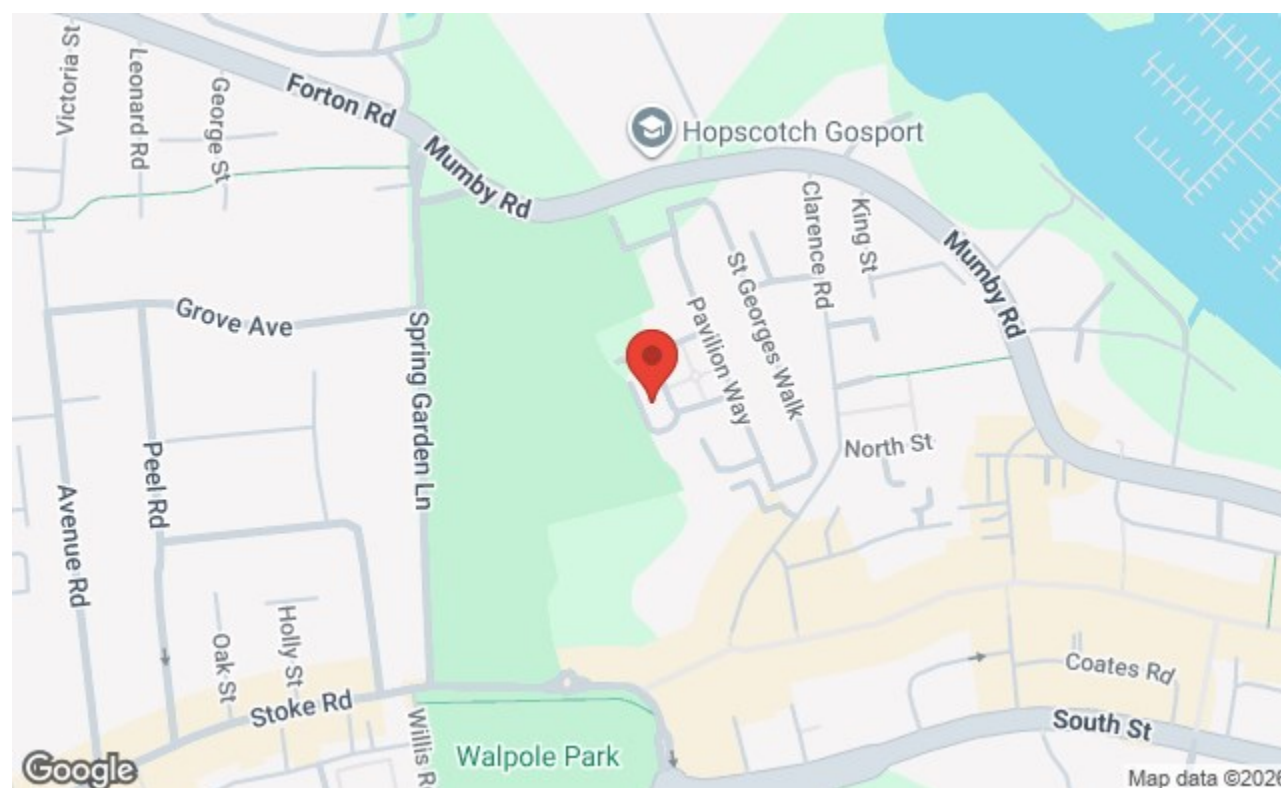
Offers Over £260,000

Cockleshell Square, Gosport PO12 1FB

bernards
THE ESTATE AGENTS



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: 1401141



HIGHLIGHTS

- Spacious four-bedroom townhouse over three floors
- Gated development in a central Gosport location
- Double glazing and gas central heating
- Allocated parking space plus additional visitor bays
- Secure cycle store on-site
- Quiet and peaceful development with no passing traffic
- Downstairs WC
- Large living room with French doors to Juliet balcony

Bernards Estate Agents are delighted to present this spacious four-bedroom townhouse, located within the gated 'Cockleshell Square' development in the heart of Gosport town centre. The property benefits from double glazing and gas central heating via a combi boiler installed approximately two years ago.

On the ground floor, there is a downstairs WC, a fourth bedroom, and a large kitchen/diner overlooking the garden. The first floor features a generous living

room with French doors leading to a Juliet balcony, a double bedroom with a fitted wardrobe, and a family bathroom. The top floor comprises two further double bedrooms, including a master with en suite and a balcony accessed from the second bedroom.

Externally, the property offers an allocated parking space, additional visitor bays, and access to a secure cycle store. The development is quiet and peaceful, with no passing traffic, and benefits from an on-site maintenance manager for added convenience.

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 WC

BEDROOM FOUR

11'4 x 6'4 (3.45m x 1.93m)

KITCHEN/DINER

13'11 x 13'2 (4.24m x 4.01m)

LANDING

LIVING ROOM

13'3 x 10'1 (4.04m x 3.07m)

BEDROOM THREE

13'4 x 8'8 (4.06m x 2.64m)

BATHROOM

7'6 x 5'8 (2.29m x 1.73m)

SECOND FLOOR LANDING

BEDROOM ONE

13'5 x 10'0 (4.09m x 3.05m)

EN SUITE

5'7 x 5'3 (1.70m x 1.60m)

BEDROOM TWO

13'6 x 10'2 (4.11m x 3.10m)

BALCONY

13'6 x 3'10 (4.11m x 1.17m)

OUTSIDE

ENCLOSED REAR GARDEN

ALLOCATED PARKING

AGENTS NOTE

The property is Freehold but there is a - Monthly Management Fee: £226

This charge includes:

- SM reserve allocation
- Water supply and sewage
- Buildings insurance
- Fire health & safety compliance
- General building repairs
- Professional fees
- Contingency provision

Management charges

Monthly Estate Charge: £118

This covers:

- Estate reserve allocation
- Bin store servicing and maintenance
- Communal electricity
- Drain clearance
- Gardening services
- Tree maintenance
- Insurance
- Security services
- Gated estate maintenance
- All associated professional fees

The development currently holds £45,000 in its reserve fund, providing reassurance that future works can be covered without unexpected "payment on demand" requests. The reserve system offers excellent peace of mind for residents should any maintenance issues arise.

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.

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) A		90
(81-91) B		
(69-80) C		78
(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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