



Brockhurst Road, Gosport, PO12

Approximate Area = 2810 sq ft / 261 sq m

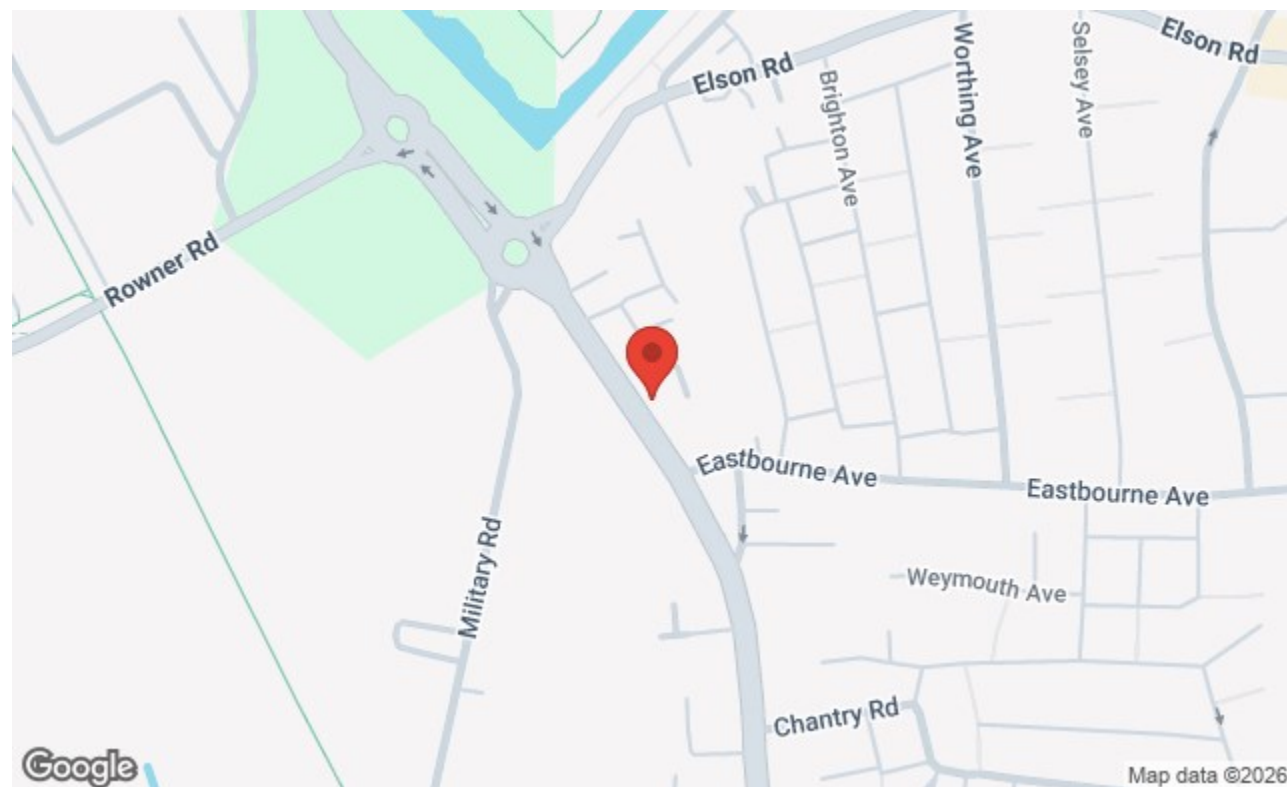
Garage = 156 sq ft / 14.4 sq m

Total = 2966 sq ft / 275.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1304887



97 High Street, Gosport, PO12 1DS
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FOR SALE

Asking Price £550,000

Brockhurst Road, Gosport PO12 3BD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CHARACTER DETACHED HOUSE
- ❖ FIVE/SIX DOUBLE BEDROOMS
- ❖ FOUR RECEPTION ROOMS
- ❖ 24FT FITTED KITCHEN/DINER
- ❖ TWO BATHROOMS
- ❖ DOWNSTAIRS WC
- ❖ DRIVEWAY & GARAGE
- ❖ ENCLOSED REAR GARDEN
- ❖ VERSATILE LIVING ACCOMMODATION

Located on Brockhurst Road in Gosport, this stunning detached house, dating back to the 1800s, offers a unique combination of historic charm and modern living. With five spacious reception rooms, this home provides versatile space perfect for family life or entertaining.

The ground floor features a newly fitted kitchen with integrated appliances and bi-fold doors that open onto the garden, allowing natural light to flood the room. A separate utility room, conservatory, and downstairs WC further enhance the home's practicality.

Upstairs, there are five generously sized bedrooms, each offering ample space for rest and privacy. The family bathroom, installed around three years ago, along with an additional shower room, meets the demands of a busy household.

Modern updates include double glazing (installed

around nine years ago), gas central heating via a combi boiler (installed five years ago), and energy-efficient solar panels, all contributing to lower energy bills and year-round comfort.

Outside, the property offers a spacious driveway with parking for up to five vehicles, leading to an integral garage with lighting. The garden provides a peaceful space for outdoor activities and relaxation.

This beautiful home perfectly blends the best of both worlds—historical character and modern convenience. Located in a highly sought-after area, it's the ideal choice for those seeking a spacious, comfortable family home. Bernards invites you to explore this exceptional property and imagine the possibilities it holds for you and your family.

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



PROPERTY INFORMATION

ENTRANCE HALL DOWNSTAIRS WC

LIVING ROOM
17'11 x 12'6 (5.46m x 3.81m)

SNUG
15'5 x 9'9 (4.70m x 2.97m)

STUDY
9'10 x 8'10 (3.00m x 2.69m)

CONSERVATORY
16'1 x 9'6 (4.90m x 2.90m)

KITCHEN/DINER
24'2 x 16'3 (7.37m x 4.95m)

BEDROOM 6/RECEPTION ROOM
12'1 x 9'9 (3.68m x 2.97m)

UTILITY ROOM
9'9 x 9'4 (2.97m x 2.84m)

LANDING

BEDROOM ONE
16'2 x 14'8 (4.93m x 4.47m)

BEDROOM TWO
17'10 x 12'7 (5.44m x 3.84m)

BEDROOM THREE
14'11 x 9'11 (4.55m x 3.02m)

BEDROOM FOUR
13'10 x 10'7 (4.22m x 3.23m)

BEDROOM FIVE
11'5 x 9'8 (3.48m x 2.95m)

BATHROOM
7'5 x 6'5 (2.26m x 1.96m)

SHOWER ROOM
9'6 x 6'2 (2.90m x 1.88m)

OUTSIDE

DRIVEWAY

GARAGE
16'0 x 9'11 (4.88m x 3.02m)

ENCLOSED REAR GARDEN

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.

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.

REMOVALS

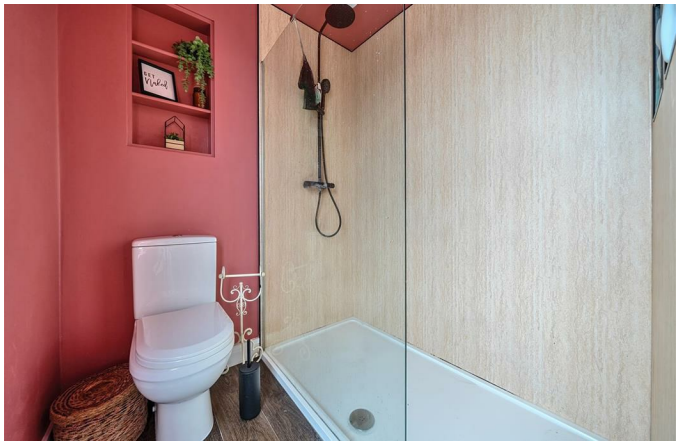
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

FREEHOLD / COUNCIL TAX BAND F



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		
EU Directive 2002/91/EC		
England & Wales		



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