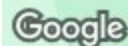


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A purple circular sign with the words "FOR SALE" in white, bold, sans-serif capital letters. The sign is tilted slightly to the right.

Monckton Road, Gosport PO12 2BG



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THE ESTATE AGENTS



- Unique five-bedroom Victorian character home
- Highly sought-after Alverstoke location
- Sea views across the playing fields
- Balcony with coastal views
- Feature high ceilings
- No onward chain
- Set back from the road
- Spacious living room with bay window and working fireplace
- Modern fitted kitchen

The first floor offers a single bedroom/office and family bathroom. The second floor provides two double bedrooms, including a spacious master with sea views. The third floor has a further

A rare opportunity to purchase a substantial Victorian home in a prime Alverstoke location, combining versatile accommodation, character features and stunning coastal views.

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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

9'4" x 18'4" (2.85 x 5.61)

LOUNGE

16'10" x 24'2" (5.14 x 7.37)

FIRST FLOOR LANDING

BEDROOM

8'0" x 11'1" (2.44 x 3.39)

BATHROOM

8'5" x 6'2" (2.57m x 1.88m)

2ND FLOOR LANDING

BEDROOM

14'0" x 17'0" (4.28 x 5.19)

BEDROOM

17'3" x 8'5" (5.28 x 2.57)

THIRD FLOOR LANDING

SHOWER CUBICLE

BEDROOM

10'9" x 14'2" (3.28 x 4.32)

BEDROOM

8'11" x 23'3" (2.73 x 7.09)

BALCONY

OUTSIDE

ENCLOSED REAR GARDEN

BRICK BUILT SHED

DETACHED GARAGE

FREEHOLD - COUNCIL TAX BAND C

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!

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.

BUYER VERIFICATION

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.

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.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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		
EU Directive 2002/91/EC		



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