

Asking Price £190,000

St. Nicholas Avenue, Gosport PO13  
9RR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Two double bedrooms
- ❖ Modern kitchen and bathroom
- ❖ Private front entrance
- ❖ Gas central heating & double glazing
- ❖ Enclosed private rear garden
- ❖ Two brick-built sheds
- ❖ Close to local amenities and transport links
- ❖ Early viewing is highly recommended

Bernards are delighted to offer for sale this well-presented two-bedroom first floor apartment, ideally situated on the outskirts of Gosport. This location is perfect for those looking to commute out of the area, while still enjoying easy access to local amenities.

The property boasts its own private entrance, leading into a hallway with stairs to the main accommodation. Inside, you'll find two generously sized double bedrooms, a spacious and bright living room, a modern fitted

kitchen, and a contemporary bathroom suite.

Additional benefits include double glazing, gas central heating, and ample storage space. Outside, the apartment features a private, enclosed rear garden with a rear pedestrian gate, along with two brick-built sheds—perfect for storage or hobbies.

Conveniently located on local bus routes and within walking distance of schools and the Alver Village shops, including Tesco supermarket, this home offers both comfort and convenience.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## Entrance Hallway

## First Floor Landing

## Lounge/Diner

16 x 10'10 (4.88m x 3.30m)

## Kitchen

10'11 x 10'10 (3.33m x 3.30m)

## Bedroom One

15'6 x 9'1 (4.72m x 2.77m)

## Bedroom Two

10'6 x 10'2 (3.20m x 3.10m)

## Bathroom

6'2 x 5'6 (1.88m x 1.68m)

## Outside

## Front Garden

## Enclosed Rear Garden

## Two Brick Built Sheds

## Leasehold Information

## Anti Money Laundering

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

## 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. 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.

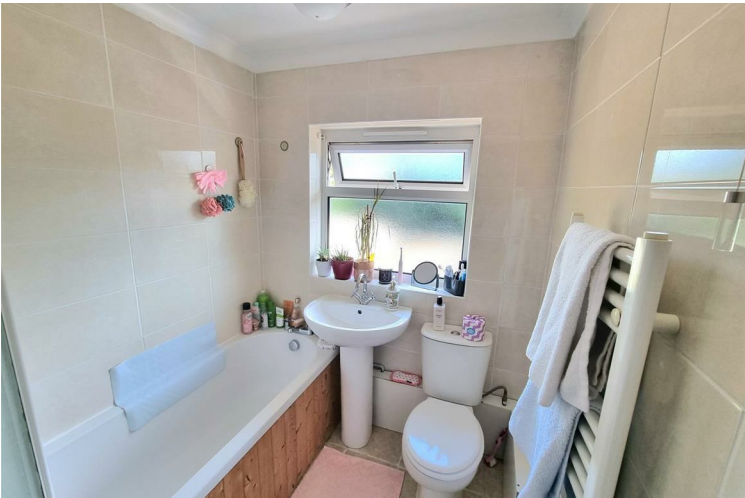
## Removals

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!



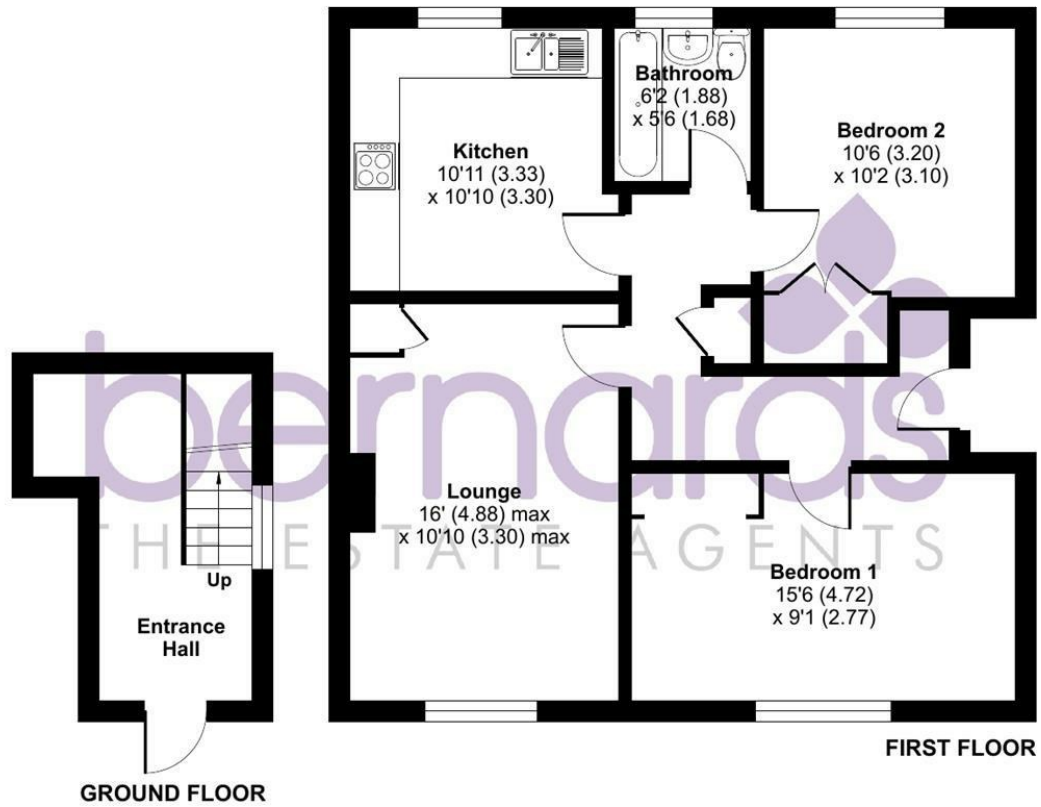
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	77
EU Directive 2002/91/EC		



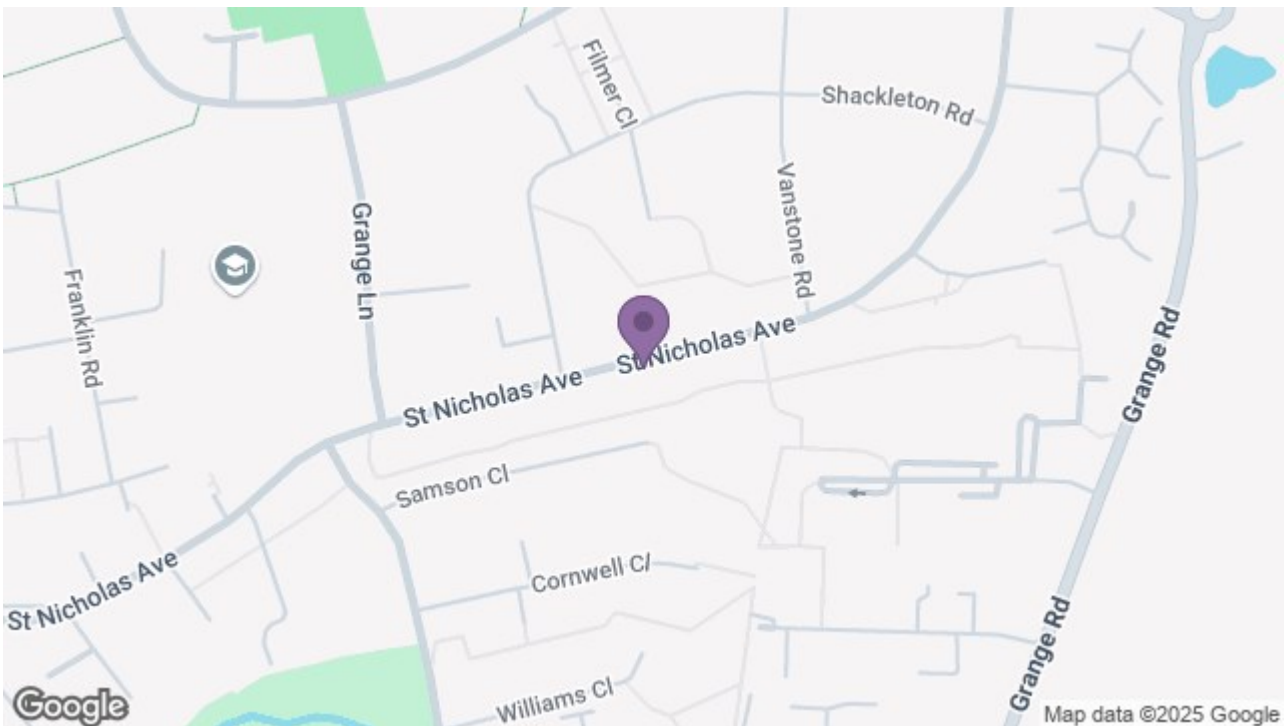
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Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1330064



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