Offers Over £150,000

St. Georges Walk, Gosport PO12 1FH

HIGHLIGHTS

- Grade II listed character apartment
- Two double bedroom duplex
- Impressive high ceilings & large sash windows
- Bright open-plan living room & kitchen/diner
- Principal bedroom with en-suite
- Allocated parking space plus visitor bays
- Secure gated development
- Walking distance to ferry terminal, bus station & High Street

Bernards Estate Agents are delighted to present this beautifully presented two-bedroom duplex apartment, set within the historic Grade II listed St George's Barracks — a prestigious gated development in the heart of Gosport town centre.

Brimming with period charm, the apartment boasts impressive high ceilings and large sash windows, creating a wonderful sense of light and space throughout.

The property is accessed via an entrance porch leading into a spacious living room, rich in character features and open plan to a modern kitchen/diner. Stairs descend to the lower level accommodation.

On the lower level, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom is also a generous double. A contemporary family bathroom is accessed from the hallway.

Externally, the apartment benefits from an allocated parking space, additional visitor bays, and access to a secure cycle store. The development itself is peaceful and traffic-free, further enhanced by the presence of an on-site maintenance manager.

This superb apartment presents an ideal first-time purchase or investment opportunity. Its central location provides excellent access to the bus station, ferry terminal, high street, and a wide range of local amenities.

Call today to arrange a viewing

02392 004660

www.bernardsea.co.uk

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

PROPERTY INFORMATION

ENTRANCE PORCH

OPEN PLAN KITCHEN TO LOUNGE/DINER
24'9 x 22'11 (7.54m x 6.99m)

LOWER LEVEL HALLWAY

BEDROOM ONE
17'3 x 12'2 (5.26m x 3.71m)

EN SUITE
7'9 x 6'7 (2.36m x 2.01m)

BEDROOM TWO
12'8 x 9'3 (3.86m x 2.82m)

BATHROOM
6'7 x 6'5 (2.01m x 1.96m)

OUTSIDE

ALLOCATED PARKING

Council Tax Band D

Leasehold Information
We are informed by our seller that there is 102 years remaining on the lease.

Monthly Management Fee: £324
This charge includes:
SM reserve allocation
Water supply and sewage
Buildings insurance
Cleaning and electricity for common areas
Fire health & safety compliance
General building repairs
Professional fees
Contingency provision

Management charges
Monthly Estate Charge: £160
This covers:
Estate reserve allocation
Bin store servicing and maintenance
Communal electricity
Drain clearance
Communal TV services
Gardening services
Tree maintenance
Insurance
Security services
Gated estate maintenance
All associated professional fees

The development currently holds £85,000 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.

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.

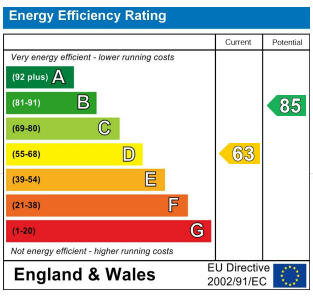
Offer Check Procedure
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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!

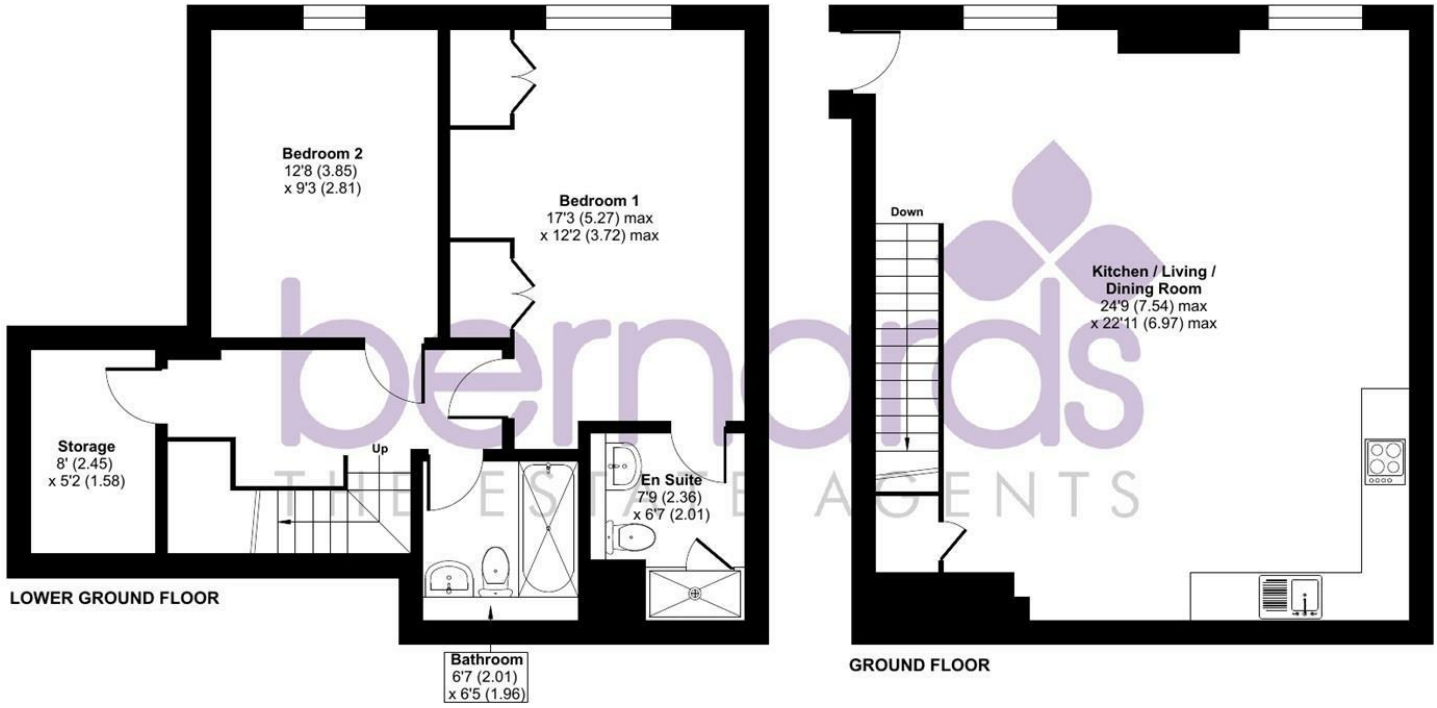


Scan here to see all our properties for sale and rent

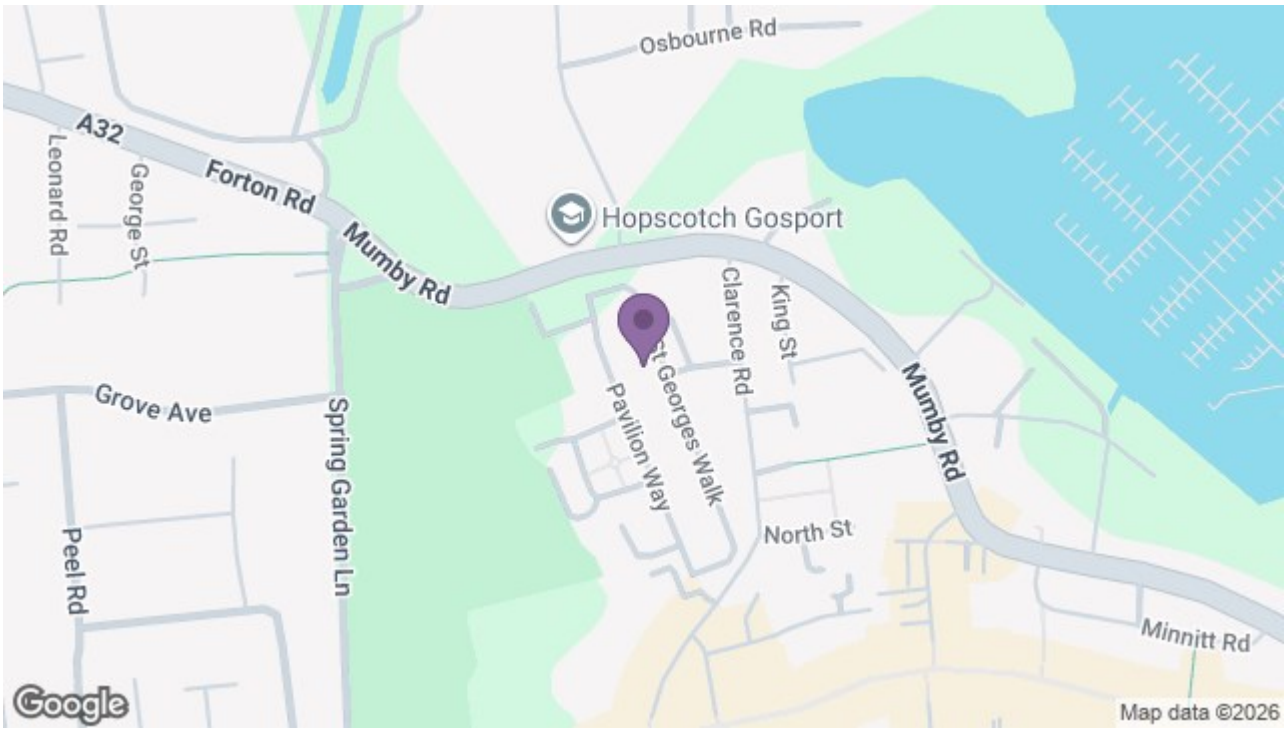
St. Georges Walk, Gosport, PO12

Approximate Area = 1120 sq ft / 104 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). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410835



97 High Street, Gosport, PO12 1DS
t: 02392 004660