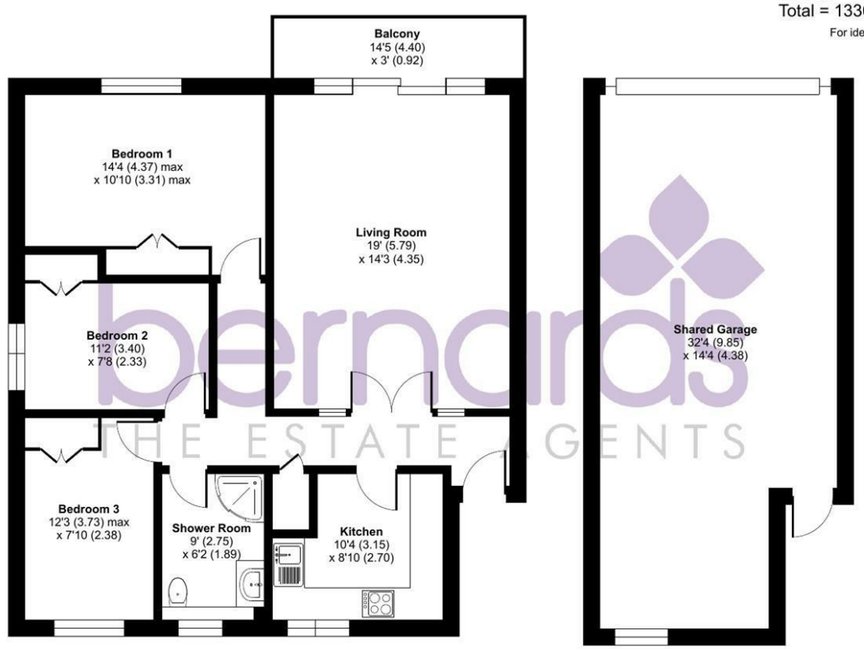
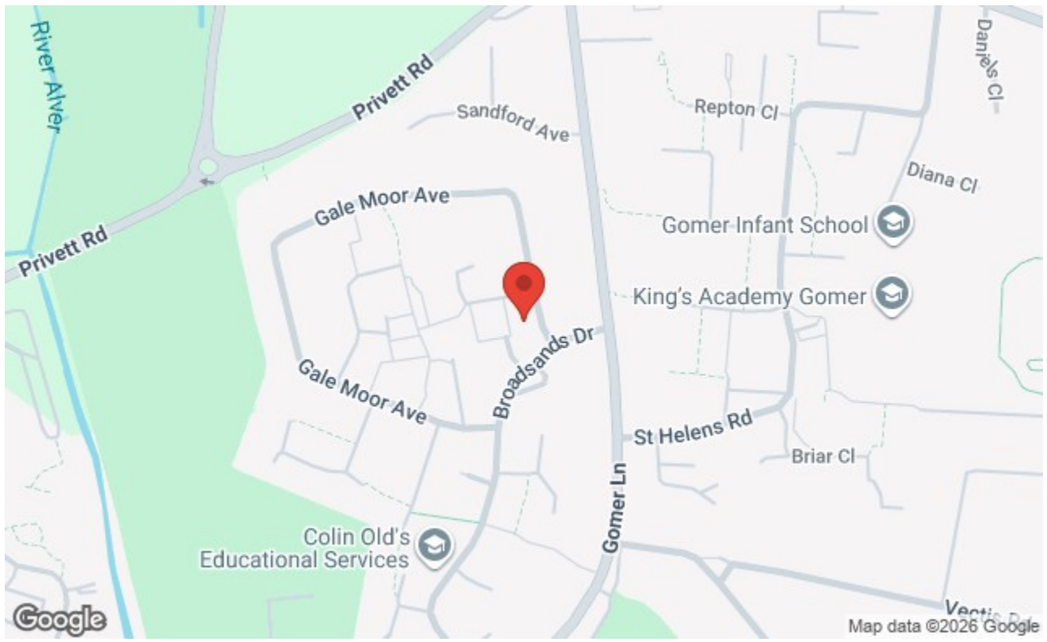
Milford Court, Gale Moor Avenue, Gosport, PO12

Approximate Area = 900 sq ft / 83.6 sq m
Garage = 430 sq ft / 39.9 sq m
Total = 1330 sq ft / 123.5 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). Produced for Bernards Estate and Letting Agents Ltd. REF: 1459463 © nichecom 2026.



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FOR SALE

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HIGHLIGHTS

- Exceptionally spacious second-floor apartment approximately 1,330 sq. ft.
- Three generous double bedrooms, all with fitted wardrobes
- Stunning views overlooking Bay House Playing Fields
- Beautifully improved and maintained by the current owners
- Spacious living room with access to a private balcony
- Stylish refitted kitchen with integrated Neff appliances
- Karndean flooring
- Replacement double glazing
- Use of one side of a shared double-length garage with internal access
- Short walk to Stokes Bay seafront and Stanley Park

Bernards Estate Agents are delighted to present this exceptionally spacious and beautifully maintained three-bedroom second-floor apartment, offering approximately 1,330 sq. ft. of versatile living accommodation and enjoying pleasant views across Bay House Playing Fields.

Thoughtfully enhanced by the current owners, this impressive apartment provides generous, well-proportioned accommodation throughout, making it an ideal choice for buyers seeking the convenience of apartment living without compromising on space. Further benefits include replacement double glazing, a recently installed boiler, and an efficient gel-filled electric heating system.

The accommodation is accessed via a welcoming entrance hall featuring attractive Karndean flooring, which leads to a stylish refitted kitchen complete with a range of contemporary units and integrated Neff appliances. There is also a modern refitted shower room and three excellent-sized double bedrooms, all benefiting from fitted wardrobes.

A particular feature of the property is the impressive living room, which offers an abundance of natural light and ample space for both living and dining furniture. Sliding patio doors open onto a private balcony, providing an ideal spot for outdoor seating and entertaining while enjoying the attractive outlook.

Additional benefits include a secure video entry system, access to a shared double-length garage via an internal door from the communal stairwell, and well-maintained communal areas.

Ideally positioned, the property is within easy walking distance of Stokes Bay seafront, Stanley Park, and a variety of local amenities, offering an enviable coastal lifestyle in a highly desirable location.

Viewing is highly recommended to fully appreciate the generous proportions, quality of presentation, and excellent position of this outstanding apartment.

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

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
19'0 x 14'3 (5.79m x 4.34m)

BALCONY
14'5 x 3'0 (4.39m x 0.91m)

KITCHEN
10'4 x 8'10 (3.15m x 2.69m)

BEDROOM ONE
14'4 x 10'10 (4.37m x 3.30m)

BEDROOM TWO
12'2 x 7'8 (3.71m x 2.34m)

BEDROOM THREE
12'3 x 7'10 (3.73m x 2.39m)

SHOWER ROOM
9'0 x 6'2 (2.74m x 1.88m)

OUTSIDE

GARAGE
32'2 x 14'4 (9.80m x 4.37m)
The property includes the use of one side of a shared double-length garage, offering secure parking/storage and convenient internal access to the ground floor stairwell.

LEASEHOLD INFORMATION
The property is held on the balance of a 189-year lease.

The current ground rent is £40 per annum. The annual service charge is £1,666.73, together with a reserve fund contribution of £720 per annum.

COUNCIL TAX BAND B

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.

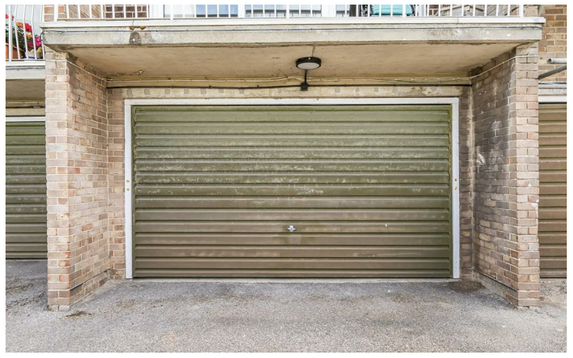
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

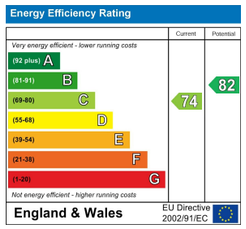
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!





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