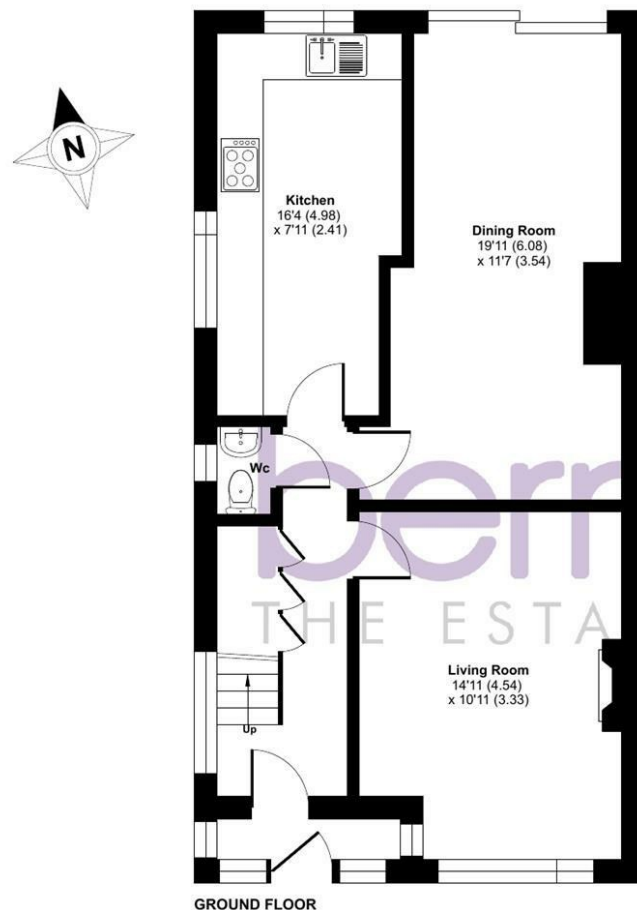


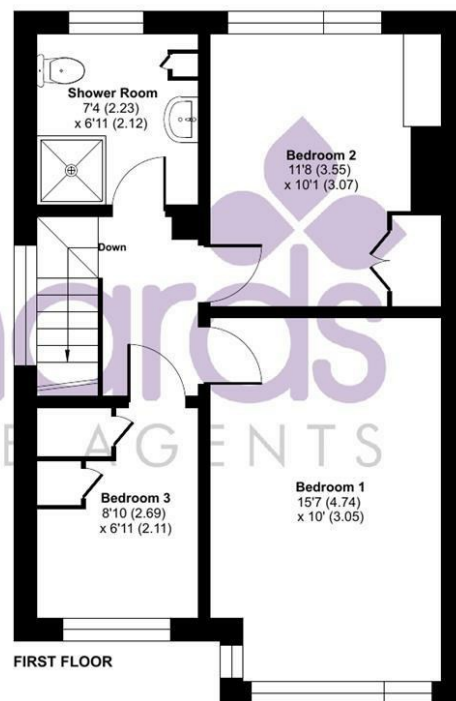


GROUND FLOOR

Village Road, Gosport, PO12

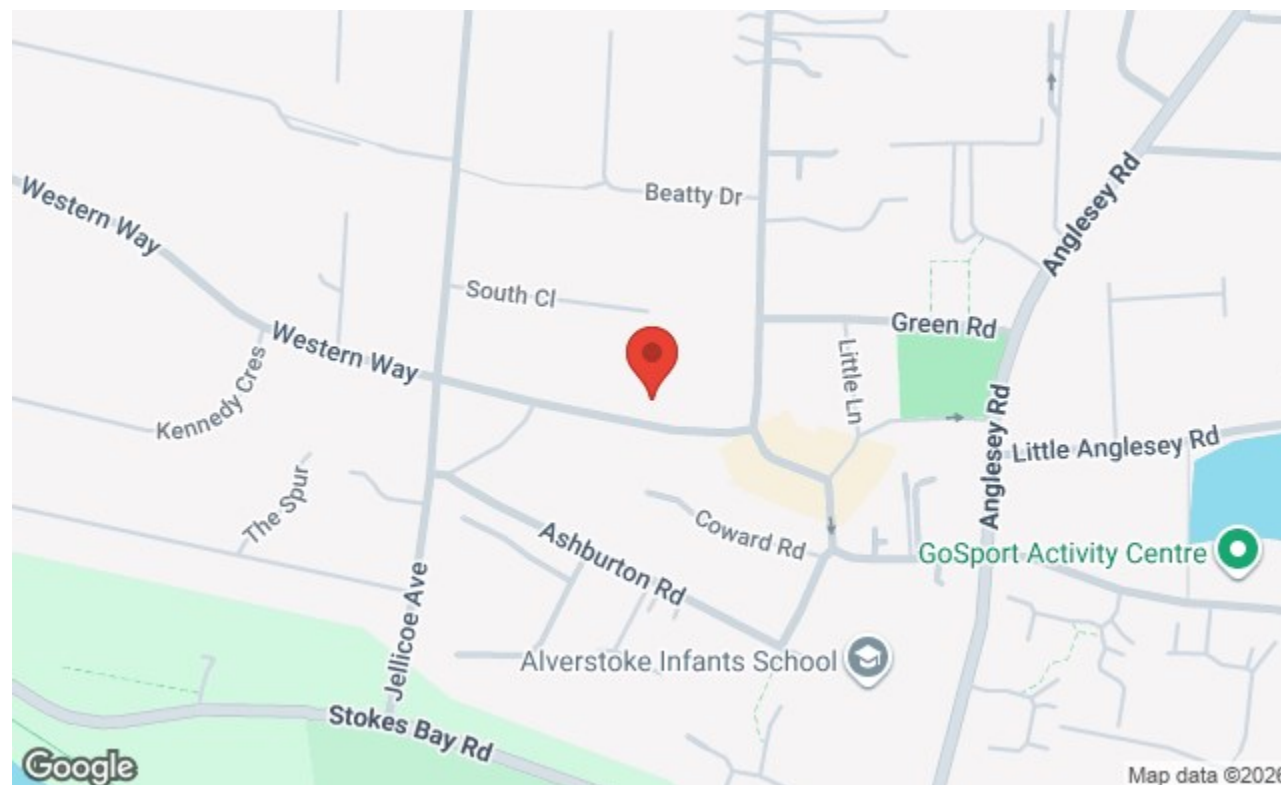
Approximate Area = 1068 sq ft / 99.2 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1488271



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

FOR SALE

Asking Price £450,000

Village Road, Gosport PO12 2LG

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- Extended Three Bedroom Semi-Detached Family Home
- Sought-After Alverstone Village Location
- Approximately 1,068 Sq. Ft. of Accommodation
- Walking Distance to Village Shops & Stokes Bay Seafront
- Spacious Living Room & Separate Dining Room
- Downstairs WC
- Generous Rear Garden with Patio, Side Access & Additional Secret Garden
- Private Driveway Providing Off-Road Parking
- Within the Highly Regarded Bay House School Catchment

Bernards are delighted to present this beautifully extended three-bedroom semi-detached home, perfectly positioned in the heart of the ever-popular Alverstone Village.

Offering approximately 1,068 sq. ft. of well-planned accommodation, this superb family home combines modern living with an enviable village location. Situated just a short stroll from the charming local shops, the picturesque Stokes Bay seafront, and within the highly regarded Bay House School catchment, this is an opportunity not to be missed.

The ground floor features a welcoming entrance hall leading to a spacious and light-filled living room, a separate dining room with sliding patio doors opening onto the rear garden, a modern fitted kitchen with ample storage and worktop space, and the added convenience of a downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms, all served by a stylish, contemporary shower room.

Further benefits include double glazing and gas central heating.

Externally, the property boasts a generous rear garden, perfect for entertaining or family enjoyment, with a patio seating area and useful side access. To the front, there is a private driveway providing off-road parking.

Homes in this sought-after village location rarely remain available for long. Early viewing is highly recommended to appreciate everything this fantastic home has to offer.

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



PROPERTY INFORMATION

- ENTRANCE HALL
- DOWNSTAIRS WC
- KITCHEN
16'4 x 7'11 (4.98m x 2.41m)
- LIVING ROOM
14'11 x 10'11 (4.55m x 3.33m)
- DINING ROOM
19'11 x 11'7 (6.07m x 3.53m)
- LANDING

- BEDROOM ONE
15'7 x 10'0 (4.75m x 3.05m)
- BEDROOM TWO
11'8 x 10'1 (3.56m x 3.07m)
- BEDROOM THREE
8'10 x 6'11 (2.69m x 2.11m)

- SHOWER ROOM
- OUTSIDE
- ENCLOSED REAR GARDEN
- ADDITIONAL SECRET GARDEN
- FRONT DRIVEWAY

AGENTS NOTE
Since the current EPC was completed, the property has been significantly improved with the installation of solar panels and a battery storage system, as well as a new condensing boiler.

In addition, the windows and external doors throughout the house have been upgraded (excluding the porch and porch door).

FREEHOLD / COUNCIL TAX BAND D

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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