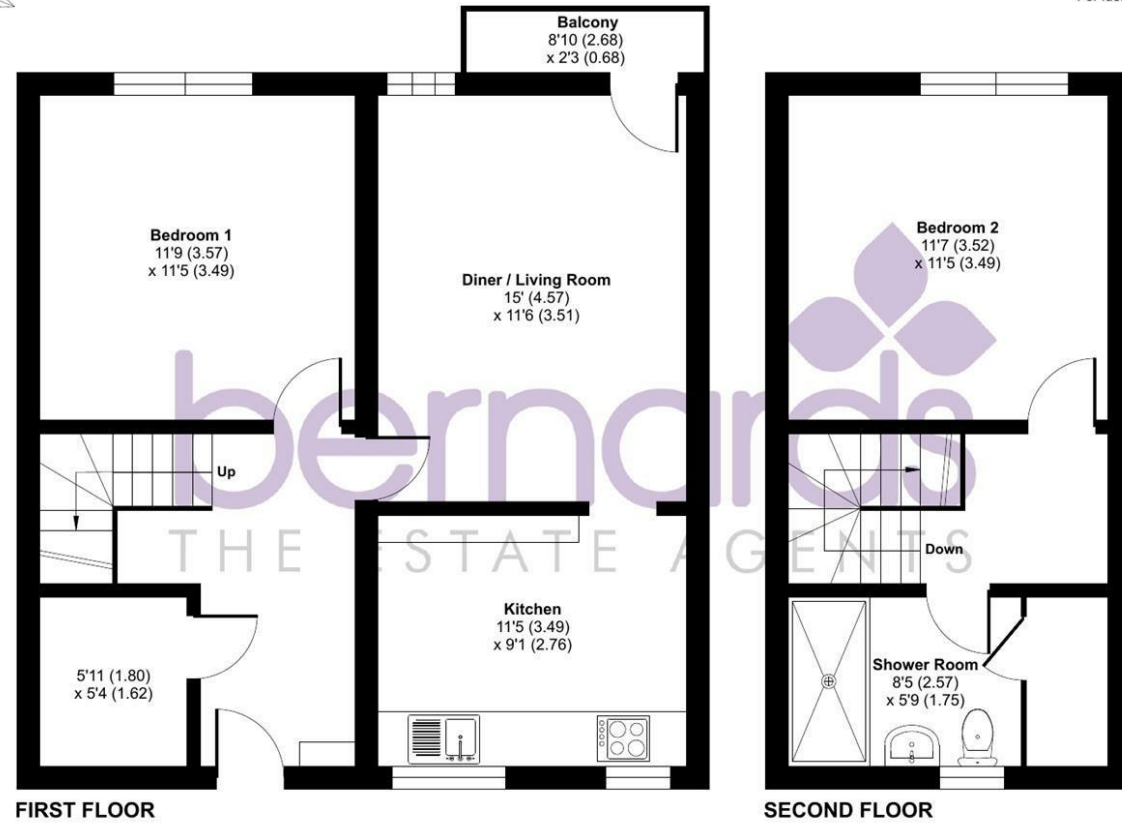




## Samson Close, Gosport, PO13

Approximate Area = 846 sq ft / 78.5 sq m  
For identification only - Not to scale

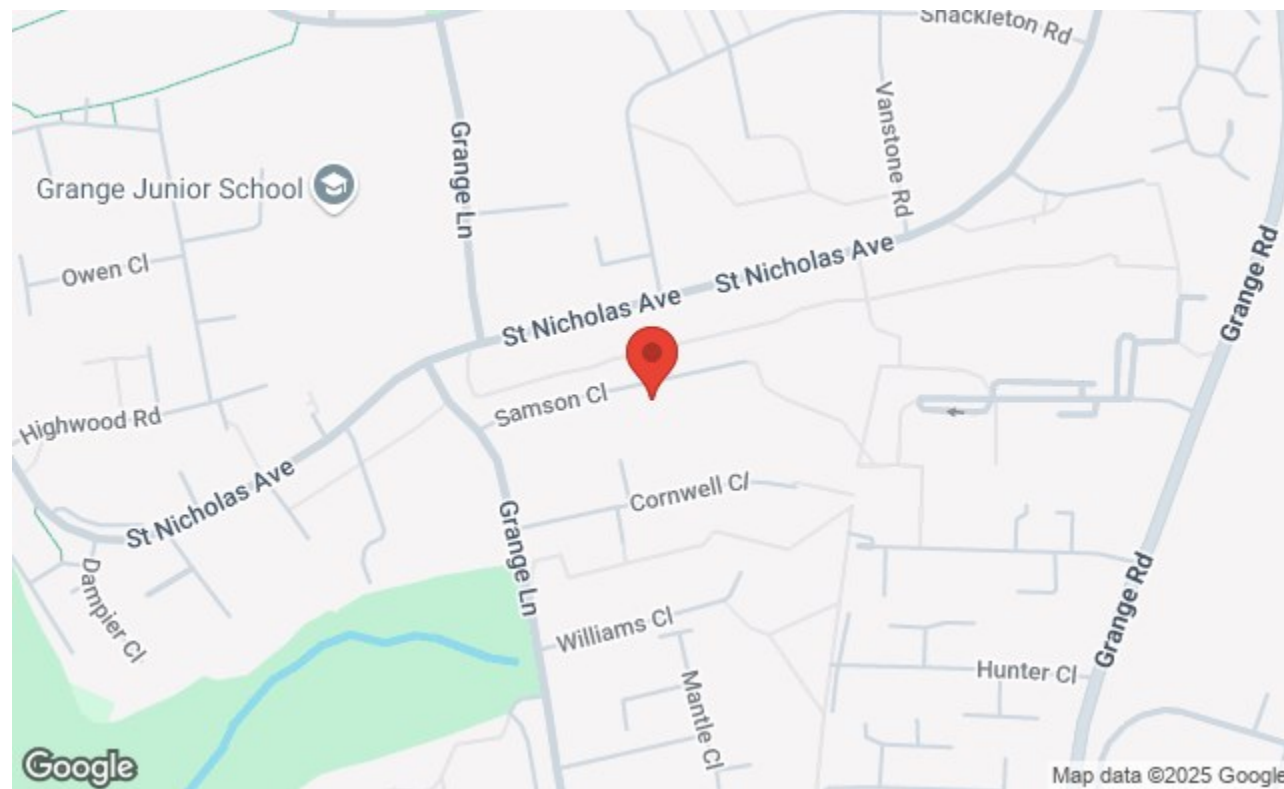


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1288911



### Offers Over £100,000

### Samson Close, Gosport PO13 9QH



## HIGHLIGHTS

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- INVESTMENT OPPORTUNITY WITH A POTENTIAL 13% YIELD
- DOUBLE GLAZING
- ELECTRIC HEATING
- RESIDENTS CAR PARK
- FITTED KITCHEN
- LIVING ROOM WITH BALCONY
- A MUST VIEW!
- CASH BUYERS ONLY

**\*\*Guide Price £100,000 - £110,000\*\***

Bernards is pleased to present this charming two-bedroom first floor maisonette located on Samson Close in the desirable area of Gosport. This property is ideally situated within walking distance of Alver Village, offering convenient access to local shops, schools, and bus routes, making it perfect for those who appreciate both comfort and accessibility.

Upon entering the maisonette, you will find a spacious living room that boasts a lovely balcony, providing a delightful space to relax and enjoy the fresh air. The fitted kitchen is well-equipped, making it a practical area for culinary pursuits. The second bedroom is conveniently located on this level, while the master bedroom and bathroom can be found upstairs, ensuring a sense of privacy and separation.

The property benefits from double glazing and

electric heating, contributing to a warm and inviting atmosphere throughout. Additionally, there is a large walk-in cupboard on the ground floor, which has the potential to be converted into a third bedroom, as seen in similar properties in the area.

This maisonette is available to cash buyers only, presenting an excellent investment opportunity for those looking to enter the property market or expand their portfolio. Residents will also benefit from dedicated car parking, adding to the convenience of this lovely home.

In summary, this two-bedroom maisonette in Gosport offers a blend of comfort, practicality, and potential, making it a wonderful choice for both first-time buyers and investors alike with a potential 13% yield.

jack@bernardsea.co.uk  
97 High Street, Gosport, PO12 1DS  
t: 02392 004660



### Call today to arrange a viewing

### 02392 004660

### www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**WALK IN STORE CUPBOARD**  
5'11 x 5'5 (1.80m x 1.65m)

**BEDROOM ONE**  
11'9 x 11'5 (3.58m x 3.48m)

**LOUNGE/DINER**  
15'0 x 11'6 (4.57m x 3.51m)

**BALCONY**  
8'10 x 2'3 (2.69m x 0.69m)

**KITCHEN**  
11'5 x 9'1 (3.48m x 2.77m)

## LANDING

**BEDROOM TWO**  
11'7 x 11'5 (3.53m x 3.48m)

**SHOWER ROOM**  
8'5 x 5'9 (2.57m x 1.75m)

## OUTSIDE

### RESIDENTS CAR PARK

**LEASEHOLD INFORMATION**  
Ground Rent: £45 per annum.

Service Charges: £788.39 per annum

Leasehold Duration: 999 years from 25 March 1983

## AGENTS NOTE

This property is non-standard construction

## 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.

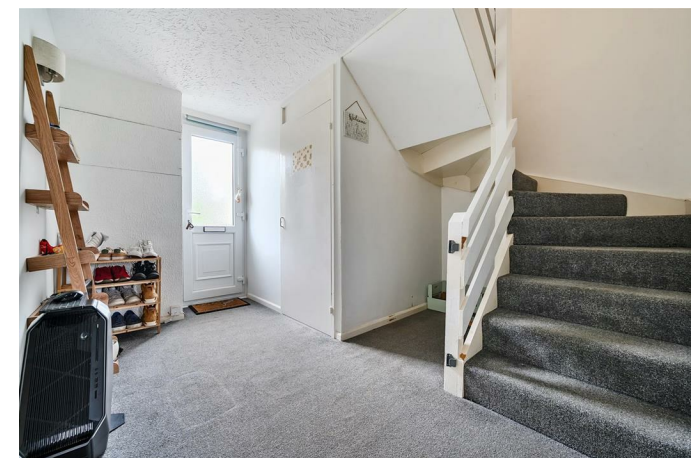
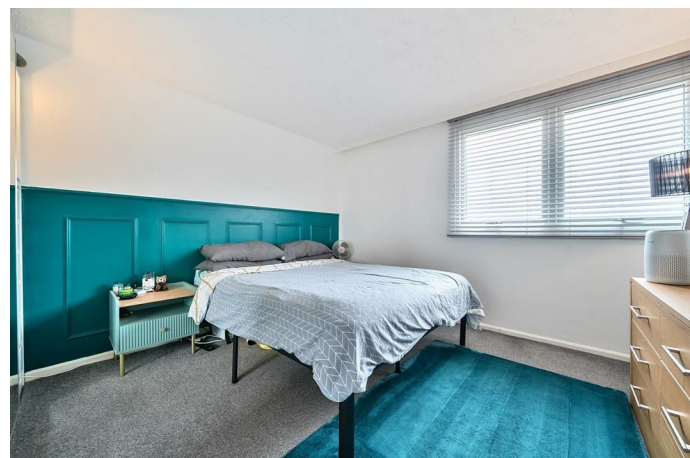
## REMOVALS

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			
(92-100) 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			
EU Directive 2002/91/EC		83	49
England & Wales			



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