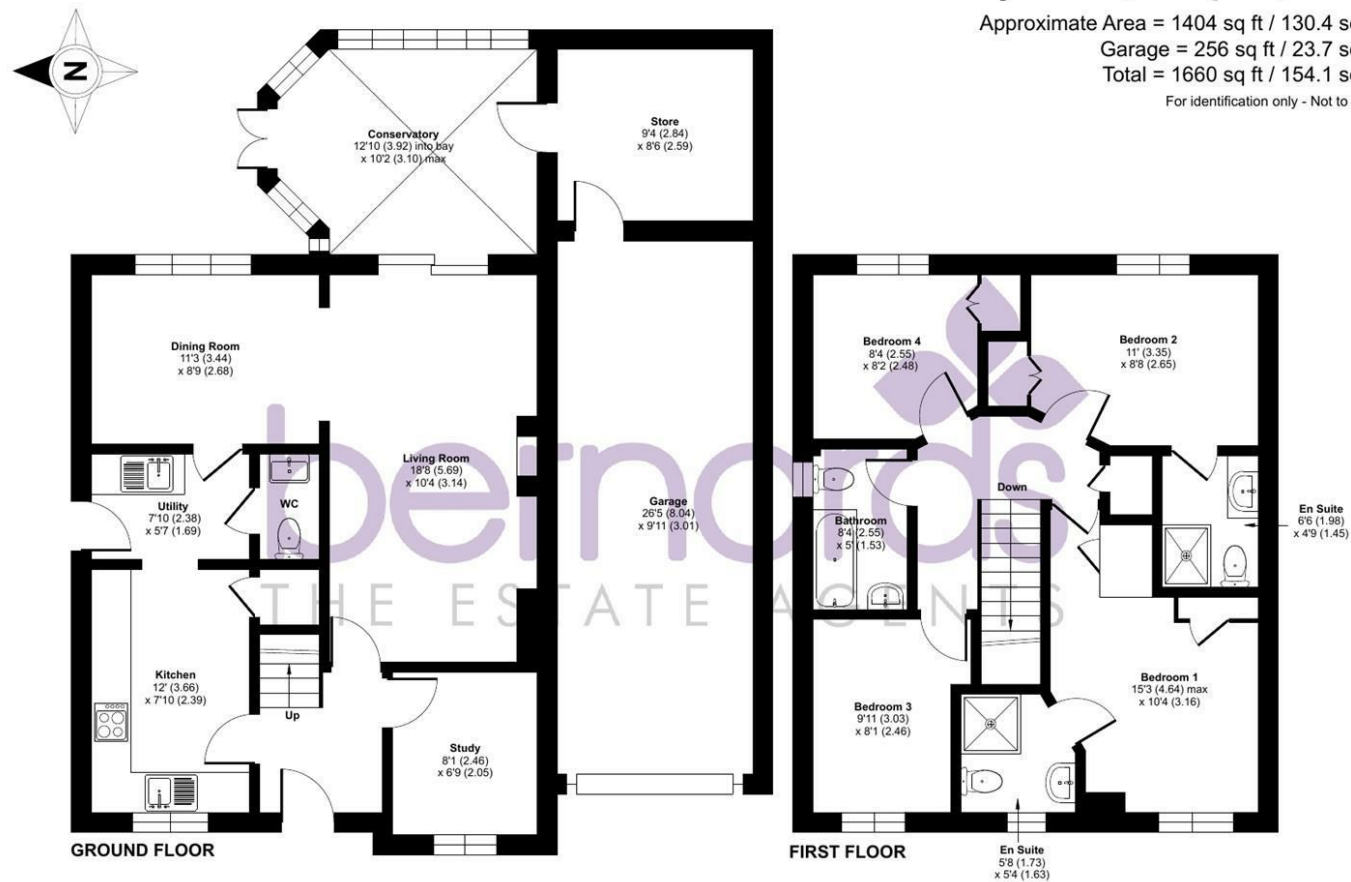
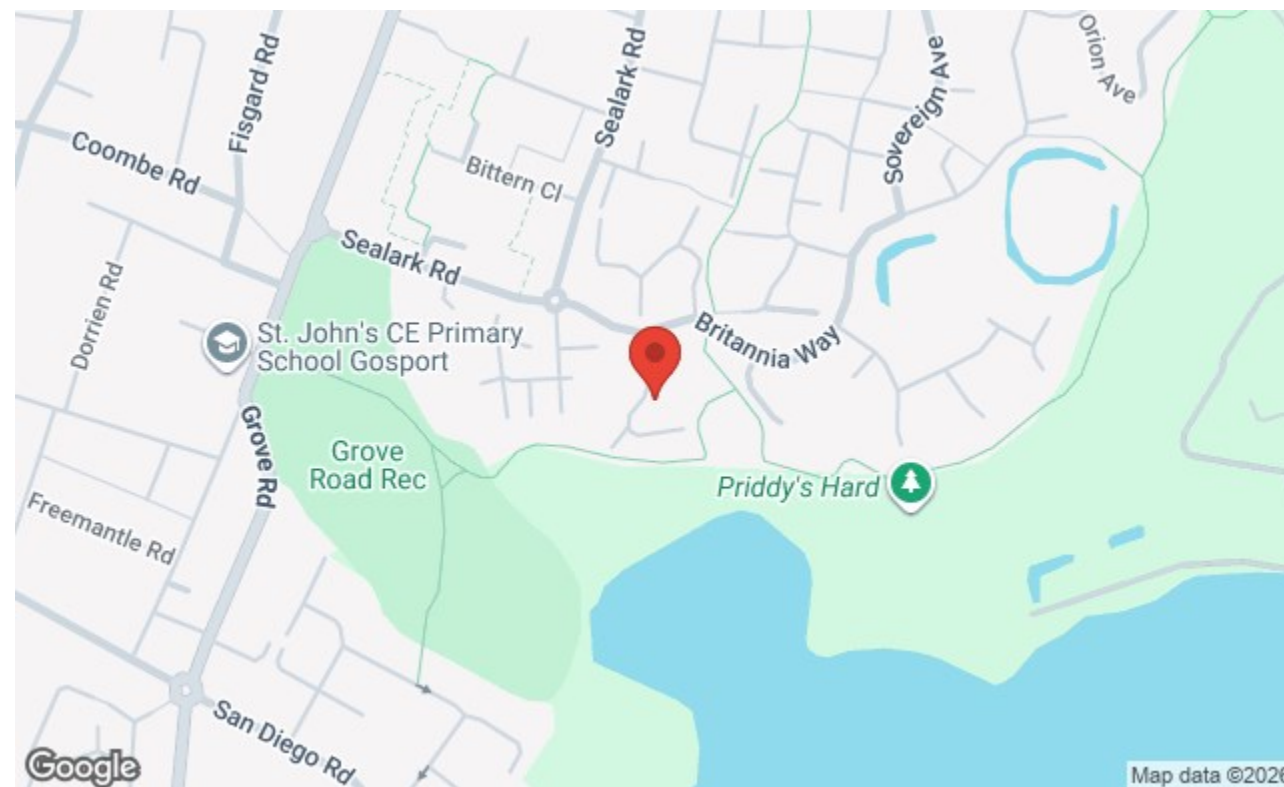


## Admiralty Close, Gosport, PO12

Approximate Area = 1404 sq ft / 130.4 sq m  
Garage = 256 sq ft / 23.7 sq m  
Total = 1660 sq ft / 154.1 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1481667



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



Offers Over £425,000

Admiralty Close, Gosport PO12 4GP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Four-bedroom detached family home
- Sought-after Priddy's Hard location
- Quiet cul-de-sac position
- No onward chain
- Gas central heating via combi boiler (installed circa 2 years ago)
- Spacious living room and separate dining room
- Conservatory
- Separate utility room and study
- En-suite to principal bedroom
- Driveway and double-length garage

Bernards Estate Agents are delighted to offer for sale this well-priced four-bedroom detached family home, situated in a quiet cul-de-sac within the highly desirable Priddy's Hard area of Gosport. Offered with no onward chain, this spacious property presents an excellent opportunity for families seeking a home close to local amenities and the waterfront.

The property benefits from double glazing and gas central heating via a combi boiler, installed approximately two years ago.

The ground floor accommodation comprises a welcoming entrance hall, downstairs WC, fitted kitchen with a recently replaced oven, separate utility room, study, spacious living room with patio doors leading into the conservatory, and a separate dining room, providing versatile living and entertaining space.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property offers a driveway providing off-road parking and leading to a double-length garage, part of which has been thoughtfully converted into a workshop area with light and power. The enclosed rear garden provides a private outdoor space and benefits from a garden shed and convenient side access.

Ideally located within walking distance of the Hardway waterfront, local schools, shops and other amenities, this attractive detached home combines a desirable location with generous accommodation and excellent potential.

Early viewing is strongly recommended to avoid disappointment.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL DOWNSTAIRS WC

**STUDY**  
8'1 x 6'9 (2.46m x 2.06m)

**LIVING ROOM**  
18'8 x 10'4 (5.69m x 3.15m)

**DINING ROOM**  
11'3 x 8'9 (3.43m x 2.67m)

**KITCHEN**  
12'0 x 7'10 (3.66m x 2.39m)

**UTILITY ROOM**  
7'10 x 5'7 (2.39m x 1.70m)

**CONSERVATORY**  
12'10 x 10'2 (3.91m x 3.10m)

## LANDING

**BEDROOM ONE**  
15'3 x 10'4 (4.65m x 3.15m)

**EN SUITE**  
6'6 x 4'9 (1.98m x 1.45m)

**BEDROOM TWO**  
11'0 x 8'8 (3.35m x 2.64m)

## EN SUITE

**BEDROOM THREE**  
9'11 x 8'1 (3.02m x 2.46m)

**BEDROOM FOUR**  
8'4 x 8'2 (2.54m x 2.49m)

**BATHROOM**  
8'4 x 5'0 (2.54m x 1.52m)

## OUTSIDE

### FRONT DRIVEWAY

**DOUBLE LENGTH GARAGE**  
26'5 x 9'11 (8.05m x 3.02m)

**WORKSHOP**  
9'4 x 8'6 (2.84m x 2.59m)

**GARDEN WORKSHOP**  
10'0".x6'0" (3.05m.x1.83m)  
Garden Workshop included with fully functioning light and power and worktops.

### ENCLOSED REAR GARDEN

**FREEHOLD / COUNCIL TAX BAND F**

### 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

## 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!

## 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.

## 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.



| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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