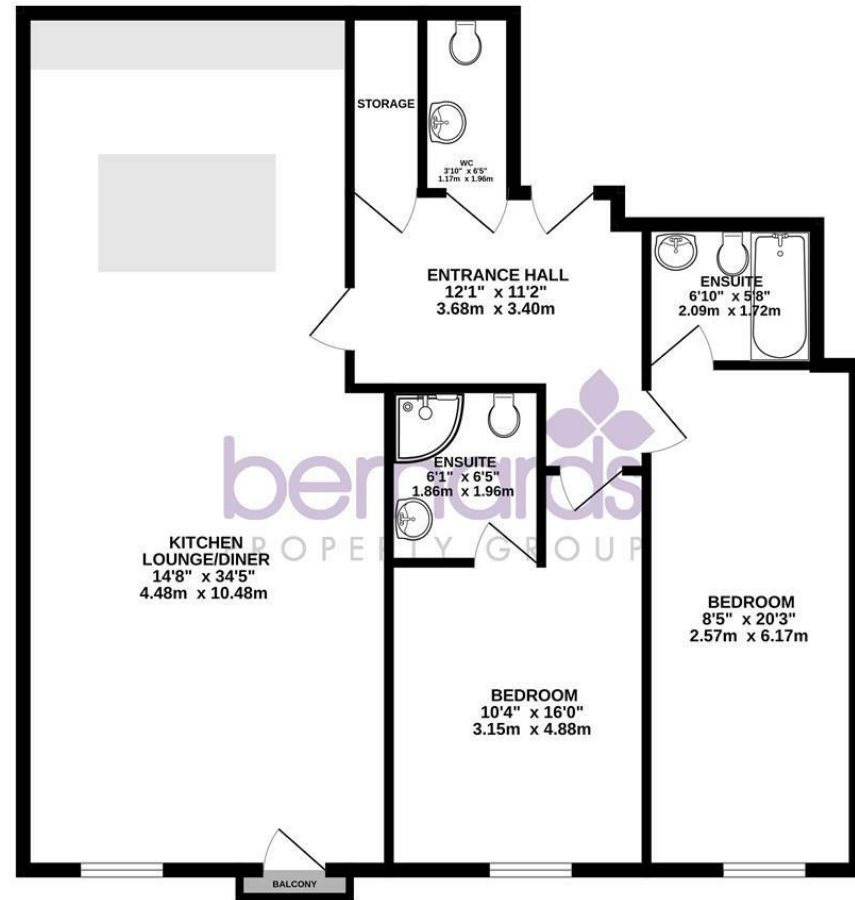


1ST FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £300,000

Royal Clarence Marina, Gosport PO12 1FX



HIGHLIGHTS

- Brand new waterside apartment
- Located within the iconic Granary & Bakery
- Features soaring ceilings, exposed brickwork, and cast-iron details
- Bright, generously proportioned living spaces
- Contemporary fitted kitchen with integrated appliances
- Located in the Royal Clarence Marina
- Distinguished Grade II* listed buildings
- Two en-suite bedrooms
- Excellent sailing facilities, and a tranquil waterfront environment
- 10-year builder warranty

Discover the perfect blend of historic charm and contemporary elegance in this stunning first-floor apartment within the iconic Granary & Bakery, one of Royal Clarence Marina's most prestigious Grade II* listed buildings.

Originally part of the Royal Navy's victualling yard, this beautifully restored home retains its original architectural character, featuring soaring ceilings, exposed brickwork, and cast-iron details that celebrate its maritime heritage.

The apartment offers bright, generously proportioned living spaces, with large sash windows that fill the interiors with natural light. The open-plan lounge and dining area creates a welcoming environment, flowing seamlessly into a modern fitted kitchen with integrated appliances — perfect for entertaining and everyday living.

The principal bedroom is spacious and serene, complemented by a stylish modern bathroom and ample storage throughout. High-quality finishes, from flooring to fixtures, ensure comfort and understated luxury throughout.

Set within Royal Clarence Marina, residents enjoy landscaped courtyards, private parking, and a tranquil waterfront setting, with bars, restaurants, and excellent sailing facilities just steps away. Excellent transport links to Portsmouth, Fareham, and Southampton make this home ideal for professionals, downsizers, or anyone seeking an elegant coastal lifestyle.

Additional benefits include a 10-year builder's warranty and no onward chain, offering a smooth, hassle-free move. Secure your brand-new waterside home today!

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



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PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER

34'5" x 14'8" (10.49m x 4.47m)

BEDROOM ONE

20'3" x 8'5" (6.17m x 2.57m)

ENSUITE

6'10" x 5'8" (2.08m x 1.73m)

BEDROOM TWO

16'0" x 10'4" (4.88m x 3.15m)

ENSUITE

6'5" x 6'1" (1.96m x 1.85m)

ADDITIONAL W.C

3'10" x 6'5" (1.17m x 1.96m)

OUTSIDE

ALLOCATED PERMIT PARKING

We are informed by our seller that each flat has 1 permitted parking space.

LEASEHOLD INFORMATION

We are informed by our seller that there is an annual Service charge approx £2,500
Lease term remaining 999 years from Jan 2002

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	37
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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