



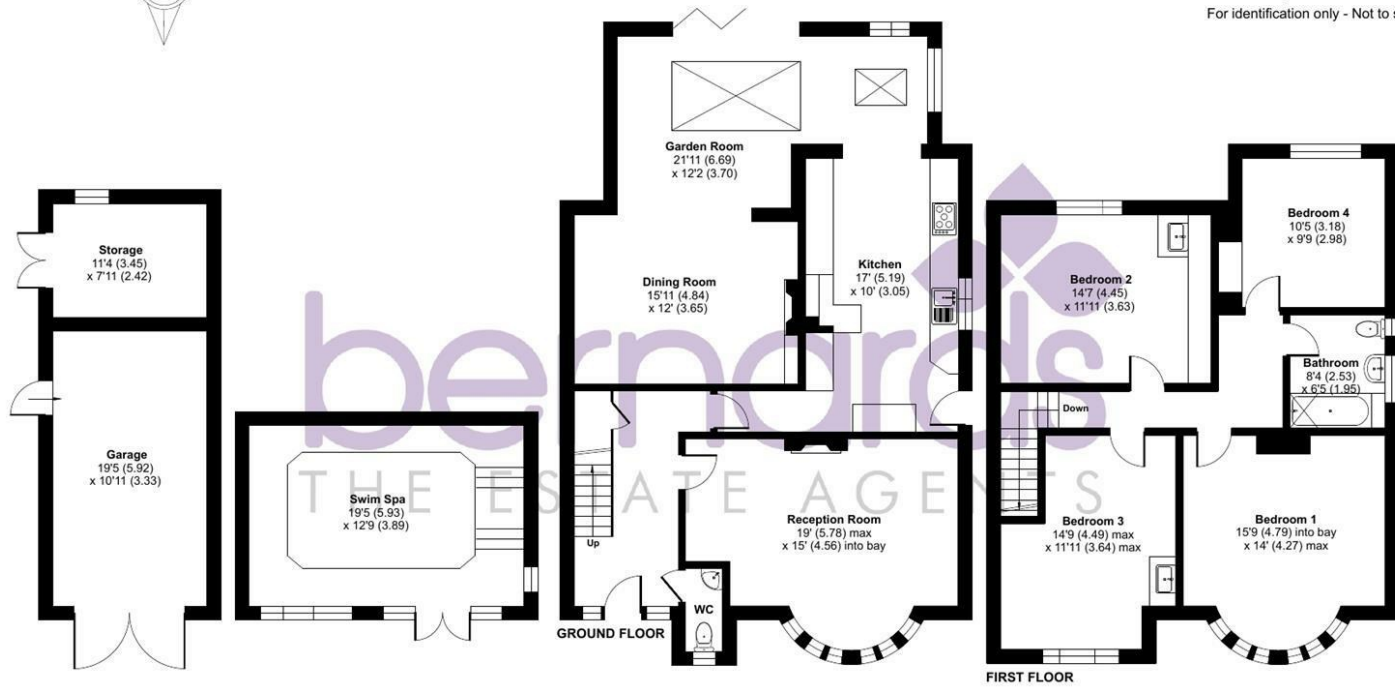
Asking Price £599,995

Beech Grove, Gosport PO12 2EJ



### Beech Grove, Gosport, PO12

Approximate Area = 1911 sq ft / 177.5 sq m  
Garage = 212 sq ft / 19.6 sq m  
Outbuilding = 336 sq ft / 31.2 sq m  
Total = 2459 sq ft / 228.3 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: 1456697



### HIGHLIGHTS

- ❖ Sought-after Alverstoke location
- ❖ Charming and deceptively spacious semi-detached home
- ❖ Four generous double bedrooms
- ❖ Stunning open-plan L-shaped kitchen/dining/family room
- ❖ Bi-folding doors opening onto the rear garden
- ❖ Spacious separate lounge
- ❖ Beautifully maintained enclosed rear garden
- ❖ Detached garden cabin with heated swim spa
- ❖ Gated driveway providing ample off-road parking

Positioned within the highly sought-after area of Alverstoke, this charming and deceptively spacious four-bedroom semi-detached home offers an exceptional blend of character, versatility and modern family living. Beautifully presented throughout, the property enjoys generous accommodation, landscaped gardens and a superb garden cabin with heated swim spa. The heart of the home is the impressive open-plan L-shaped kitchen, dining and family room, designed for modern living and entertaining. Filled with natural light, it features bi-folding doors opening onto the rear garden, creating seamless indoor-outdoor living. A separate spacious lounge provides a comfortable retreat, ideal for relaxing evenings. The property offers four well-proportioned

double bedrooms, all served by a stylish family bathroom. Externally, the rear garden is a standout feature—private and beautifully maintained with mature planting, lawn, ornamental pond, patio areas, fruit trees and vegetable plots. At the far end sits a fantastic garden cabin with heated swim spa, offering a year-round relaxation or wellness space. Further benefits include side access with additional paved parking via double gates, a detached brick-built garage with adjoining store room (offering potential for a studio or office), and a driveway providing ample off-road parking. The front garden is neatly laid to lawn with mature shrubs, enhancing the home's curb appeal. A rare opportunity to acquire a substantial family home in one of Alverstoke's most desirable locations.



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

## DOWNSTAIRS WC

## LIVING ROOM

19'0 x 15'0 (5.79m x 4.57m)

## DINING ROOM

15'11 x 12'0 (4.85m x 3.66m)

## GARDEN ROOM

21'11 x 12'2 (6.68m x 3.71m)

## KITCHEN

19'4 x 10'0 (5.89m x 3.05m)

## LANDING

## BEDROOM ONE

15'9 x 14'0 (4.80m x 4.27m)

## BEDROOM TWO

14'7 x 11'11 (4.45m x 3.63m)

## BEDROOM THREE

14'9 x 11'11 (4.50m x 3.63m)

## BEDROOM FOUR

10'5 x 9'9 (3.18m x 2.97m)

## BATHROOM

8'4 x 6'5 (2.54m x 1.96m)

## OUTSIDE

## FRONT DRIVEWAY

## ENCLOSED REAR GARDEN

## SWIM SPA ROOM

19'5 x 12'9 (5.92m x 3.89m)

## GARAGE

19'6 x 10'11 (5.94m x 3.33m)

## STORAGE SHED

11'4 x 7'11 (3.45m x 2.41m)

## FREEHOLD / COUNCIL TAX BAND E

## 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			
(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		69	80
England & Wales			

Scan here to see all our properties for sale and rent



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

