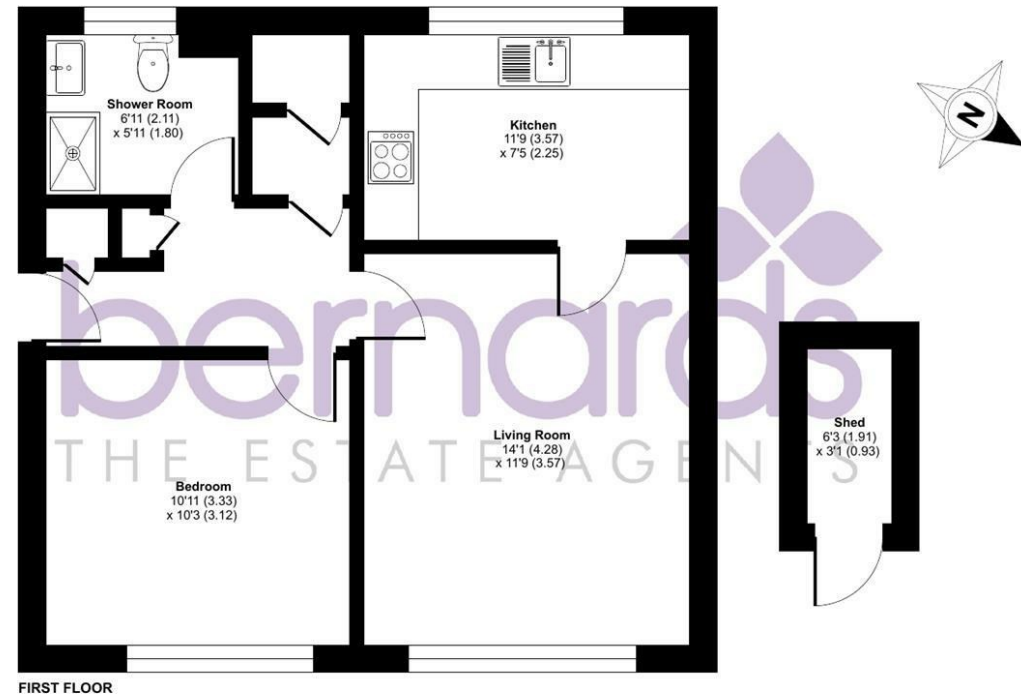


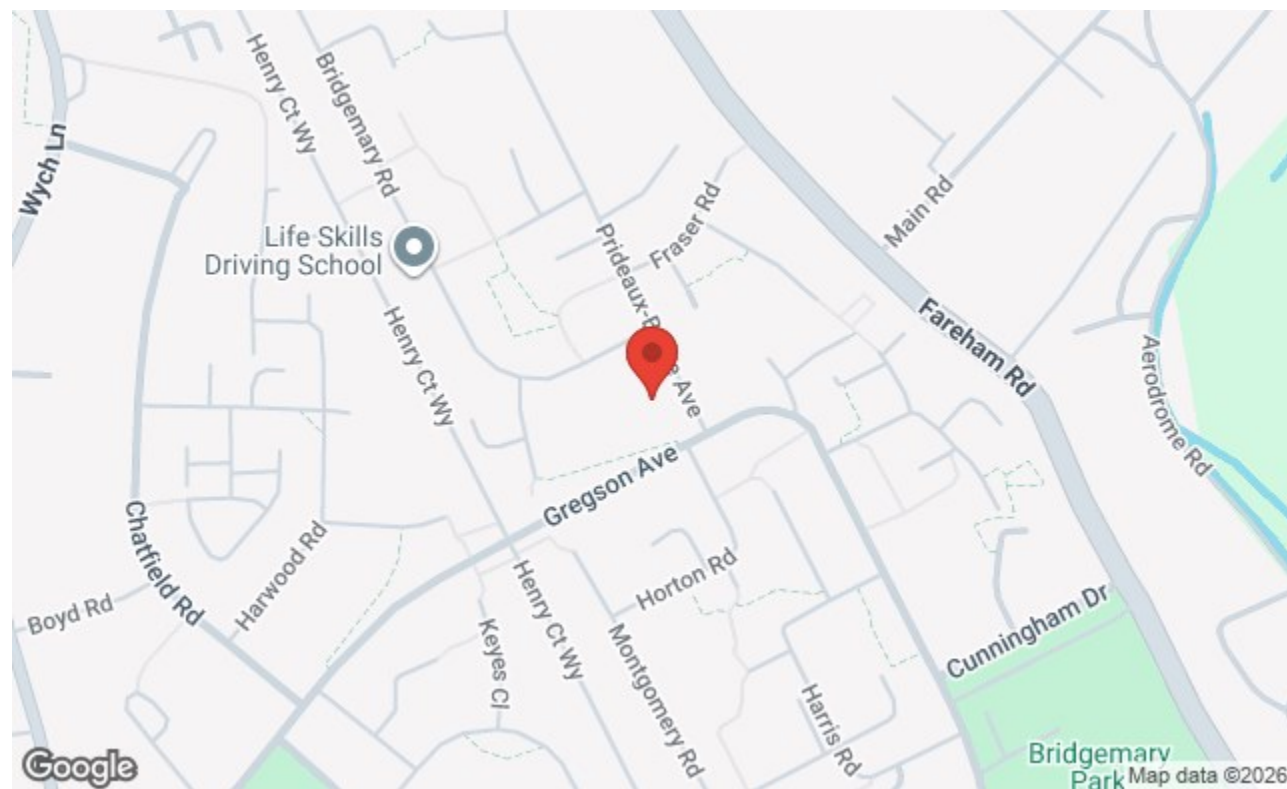
**Prideaux-Brune Avenue, Gosport, PO13**

Approximate Area = 507 sq ft / 47.1 sq m  
 Outbuilding = 19 sq ft / 1.7 sq m  
 Total = 526 sq ft / 48.8 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: 1401448



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



Asking Price £145,000

Prideaux-Brune Avenue, Gosport PO13 0UE



**HIGHLIGHTS**

- ❖ Large 1 Bedroom Apartment
- ❖ Bright and Airy Living Room
- ❖ Low Service Charges and Ground Rent
- ❖ Seperate Shed/Outbuilding for Storage
- ❖ Communal Garden
- ❖ Modern Shower Room
- ❖ Gas Central Heating
- ❖ Half Boarded Loft Space

Situated in a convenient Gosport location, this well-presented one-bedroom property offers practical and comfortable accommodation, ideal for first-time buyers, downsizers, or investors alike.

The property features a bright and spacious living room, providing ample space for both relaxing and dining. The kitchen is well laid out with good worktop space and storage, making it both functional and efficient. The bedroom is a generous double, offering a comfortable retreat, while the modern shower room is neatly finished and well proportioned.

Further benefits include low service charges and a low ground rent, helping to

keep ongoing costs to a minimum. The property also falls within Council Tax Band A, making it an affordable option for owner-occupiers and investors alike.

An additional benefit is the external shed/outbuilding, ideal for storage or hobbies. The layout flows well throughout and makes excellent use of the available space.

Located close to local amenities, transport links, and coastal walks, this property represents a great opportunity for buyers seeking a low-maintenance home in a popular area of Gosport.

Call today to arrange a viewing  
 02392 004660  
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# PROPERTY INFORMATION

## HALLWAY

**LIVING ROOM**  
14'1 x 11'9 (4.29m x 3.58m)

**KITCHEN**  
11'9 x 7'5 (3.58m x 2.26m)

**BEDROOM**  
10'11 x 10'3 (3.33m x 3.12m)

**SHOWER ROOM**  
6'11 x 5'11 (2.11m x 1.80m)

**SHED / OUTBUILDING**  
6'3 x 3'1 (1.91m x 0.94m)

**LEASE DETAILS**  
102 years remaining on lease  
Service Charge: £54.29 pcm  
Ground Rent £22.20 pcm

**LEASEHOLD / COUNCIL TAX A**

## 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 procedability 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		73	76
(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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