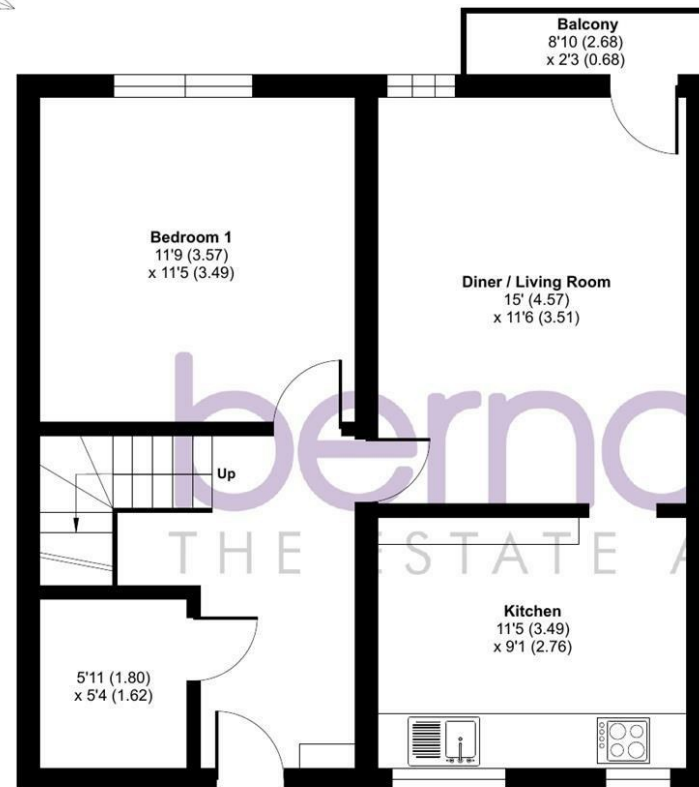




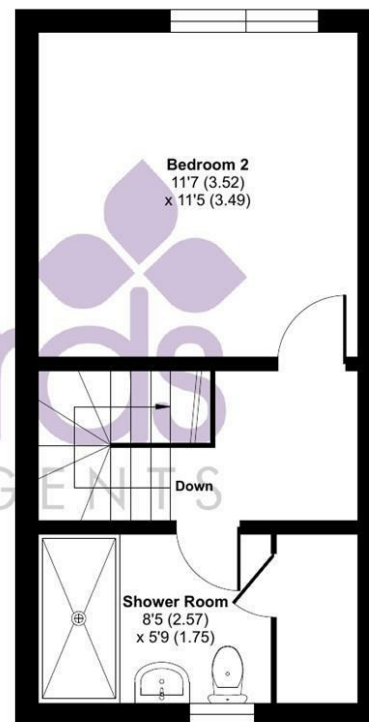
Samson Close, Gosport, PO13

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR

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



Offers Over £80,000

Samson Close, Gosport PO13 9QH

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THE ESTATE AGENTS



HIGHLIGHTS

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Two Double Bedrooms
- Double Glazing
- Electric Heating
- Residents Car Park
- Fitted Kitchen
- Balcony
- A Must View!

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

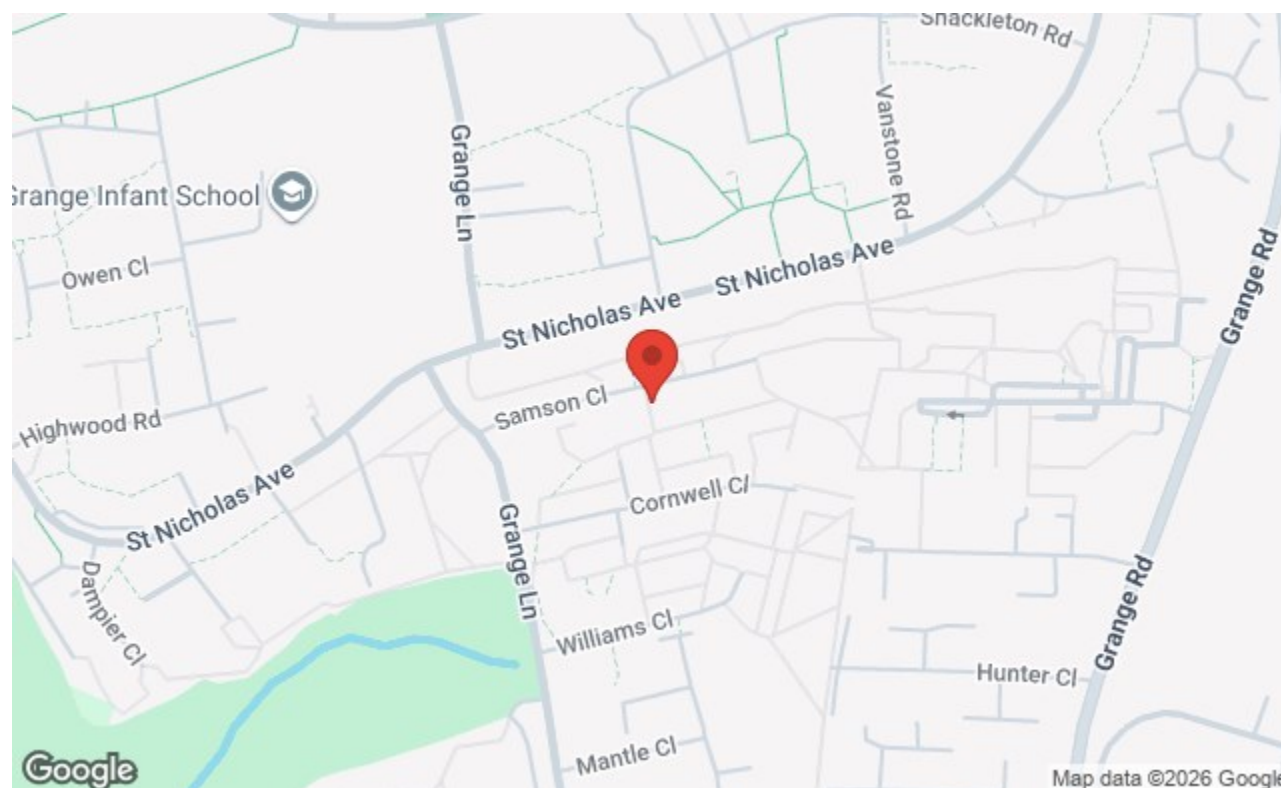
Bernards is pleased to present this charming two-bedroom first floor maisonette located on Samson Close in the desirable area of Gosport. This property is ideally situated within walking distance of Alver Village, offering convenient access to local shops, schools, and bus routes, making it perfect for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



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



Call today to arrange a viewing

02392 004660

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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 bi-annually

Leasehold Duration: 999 years from 25 March 1983

AGENTS NOTE
This property is non-standard construction

AUCTIONEER COMMENTS
Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The

'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

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.

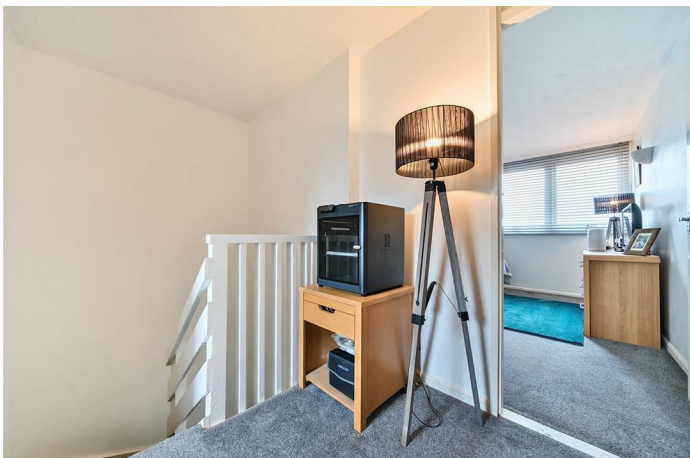
SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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!

LEASEHOLD / COUNCIL TAX BAND A



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		
England & Wales		
EU Directive 2002/91/EC		



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