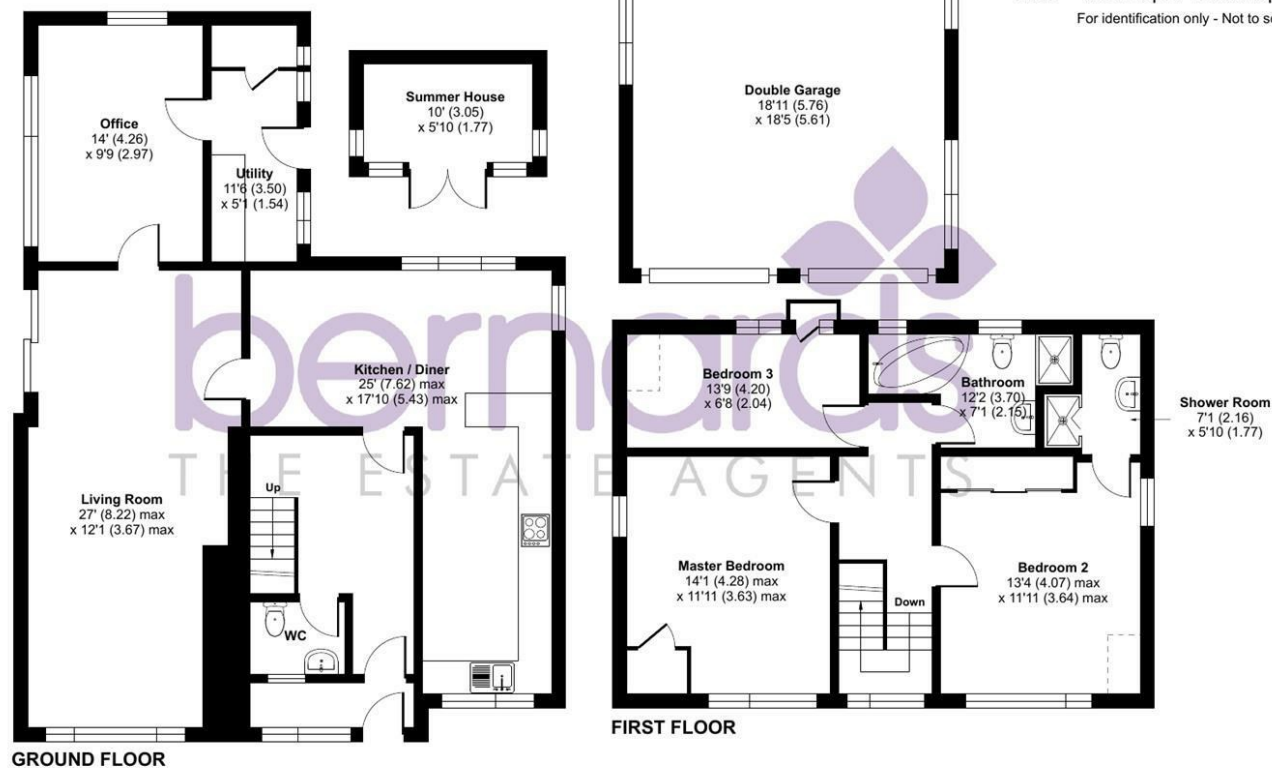




Western Way, Gosport, PO12

Approximate Area = 1666 sq ft / 154.7 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Garage = 348 sq ft / 32.3 sq m
Outbuilding = 58 sq ft / 5.3 sq m
Total = 2086 sq ft / 193.6 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1320306



Asking Price £650,000

Western Way, Gosport PO12 2NE

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HIGHLIGHTS

- ❖ VERY WELL PRESENTED
- ❖ THREE/FOUR BEDROOM DETACHED HOUSE
- ❖ DRIVEWAY & DOUBLE GARAGE
- ❖ DOWNSTAIRS WC
- ❖ MODERN FITTED KITCHEN/DINER
- ❖ SPACIOUS LIVING ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ CORNER PLOT
- ❖ POTENTIAL TO DEVELOP
- ❖ NO ONWARD CHAIN

Situated in the highly sought-after area of Western Way, Alverstoke, Gosport, this stunning detached house presents an exceptional opportunity for modern living. Spanning an impressive 2,086 square feet, the property boasts a harmonious blend of contemporary design and potential for further enhancement, making it an ideal choice for families or those seeking a spacious home.

Upon entering, you are welcomed by a generous hallway that leads to a large living room, where patio doors open onto a charming garden, flooding the space with natural light. The ground floor is thoughtfully designed, featuring a modern fitted kitchen/diner equipped with integrated appliances, a separate utility room for added convenience, and a versatile office that can easily serve as a fourth bedroom. A downstairs WC adds to the practicality of the layout.

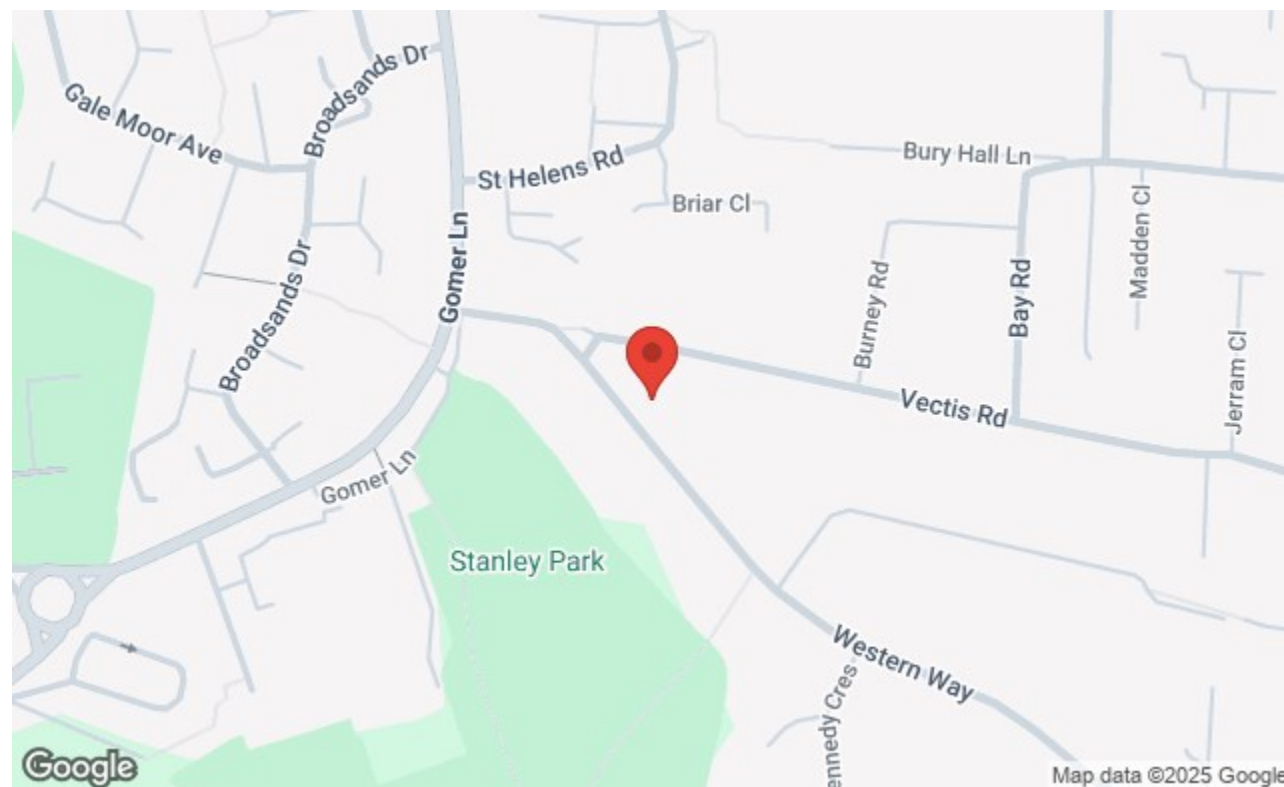
As you ascend to the first floor, you will discover three generously sized bedrooms, including a master suite complete with an en suite shower room. The family bathroom is well-appointed, featuring both a

separate shower cubicle and a bath, ensuring comfort for all family members.

The exterior of the property is equally impressive, with attractive gardens providing a serene outdoor space, complemented by a delightful summer house perfect for relaxation. The property also benefits from a driveway with parking for four vehicles and a double garage, which is equipped with light and power, offering ample storage or workshop potential.

Notably, there is no onward chain, allowing for a swift move. Additionally, previous planning approval for a first-floor extension presents an exciting opportunity to create an additional bedroom, while there are also drawings available for a two-bedroom detached bungalow where the double garage currently stands.

This exceptional home is a rare find in a desirable area, offering a spacious and adaptable living environment that is ready for you to make your own.



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



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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN/DINER

25 x 17'10 (7.62m x 5.44m)

UTILITY ROOM

11'6 x 5'1 (3.51m x 1.55m)

LIVING ROOM

27 x 12'1 (8.23m x 3.68m)

OFFICE/BEDROOM

14 x 9'9 (4.27m x 2.97m)

LANDING

BEDROOM ONE

14'1 x 11'11 (4.29m x 3.63m)

BEDROOM TWO

13'4 x 11'11 (4.06m x 3.63m)

EN SUITE

7'1 x 5'10 (2.16m x 1.78m)

BEDROOM THREE

13'9 x 6'8 (4.19m x 2.03m)

SHOWER ROOM

12'2 x 7'1 (3.71m x 2.16m)

OUTSIDE

ENCLOSED GARDENS

SUMMER HOUSE

10 x 5'10 (3.05m x 1.78m)

DOUBLE GARAGE

18'11 x 18'5 (5.77m x 5.61m)

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 o u r offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. O u r fee i s 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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