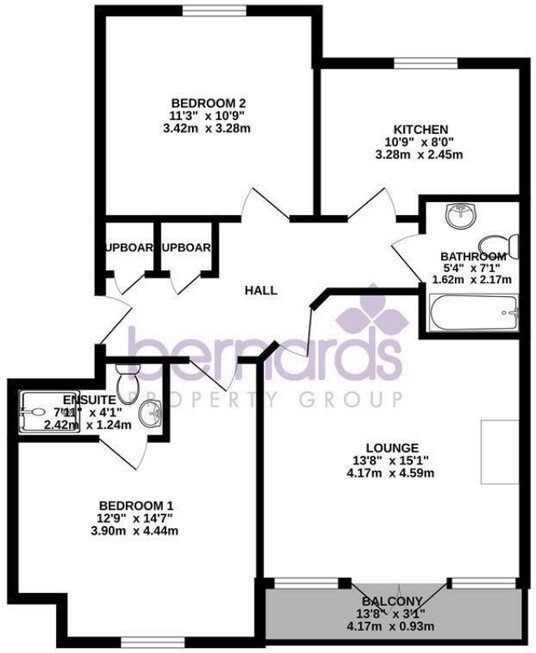
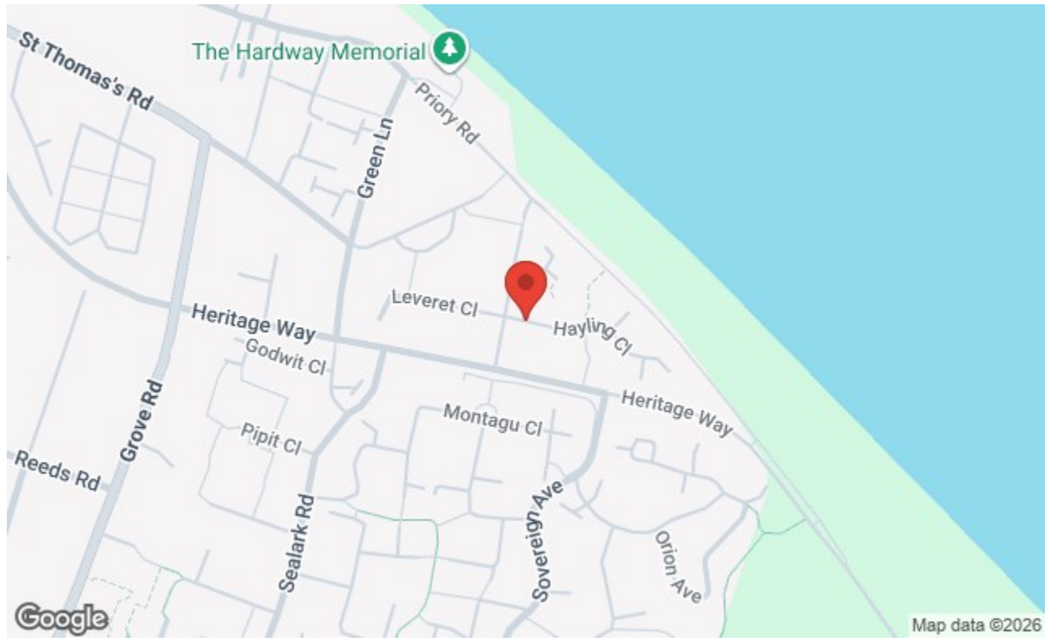
GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £215,000

Hayling Close, Gosport PO12 4LD

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Stunning top-floor apartment with panoramic views over Portsmouth Harbour
- Principal bedroom with en-suite shower room
- Two generous double bedrooms
- Spacious living room with harbour-facing balcony
- Loft storage providing additional space
- Allocated parking space plus visitor parking bays
- Long lease remaining
- No onward chain
- Walking distance to local pubs, restaurants and marina facilities

Guide Price £215,000 - £225,000

Bernards are delighted to offer for sale this exceptional two-bedroom top-floor apartment, boasting stunning panoramic views across Portsmouth Harbour.

Purchased brand new by the current owner, this particular apartment was specifically chosen for its enviable position and breathtaking outlook, making it one of the most desirable homes within the development. This presents a fantastic opportunity for the next owner to acquire a superb waterside property with ever-changing harbour views.

Internally, the accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. There is also a contemporary family bathroom, a well-appointed fitted kitchen complete with integrated appliances, and a spacious living room that opens onto a private balcony. With ample space for a table and chairs, the balcony provides the perfect spot to relax and enjoy the spectacular harbour views.

Further benefits include loft storage, a long lease, allocated parking, visitor parking bays, and the added advantage of being offered with no onward chain.

Ideally located close to local pubs, restaurants, marina facilities, transport links and waterfront walks, this is a rare opportunity to purchase a beautifully positioned apartment in one of the area's most sought-after locations.

Viewing is highly recommended to fully appreciate the outlook and lifestyle on offer.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
10'9 x 8'0 (3.28m x 2.44m)

LIVING ROOM
15'0 x 13'8 (4.57m x 4.17m)

BALCONY
11'4 x 3'2 (3.45m x 0.97m)

BEDROOM ONE
14'7 x 12'9 (4.45m x 3.89m)

EN SUITE

BEDROOM TWO
11'3 x 10'9 (3.43m x 3.28m)

BATHROOM
7'1 x 5'5 (2.16m x 1.65m)

OUTSIDE

ALLOCATED PARKING & VISITOR BAYS

AGENTS NOTE/DISCLAIMER
Some of the images in this presentation have been created or enhanced using CGI (Computer-Generated Imagery) for illustrative purposes. They are intended to represent concepts, designs, or visualizations and may not depict the final real-world appearance.

LEASEHOLD INFORMATION
Remainder of 999 year lease from 2001. We are informed by the seller that the current service charge is £1,620 per annum, with a ground rent of £250 per annum.

COUNCIL TAX BAND D

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
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.

BUYER VERIFICATION
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.

RECOMMENDED 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



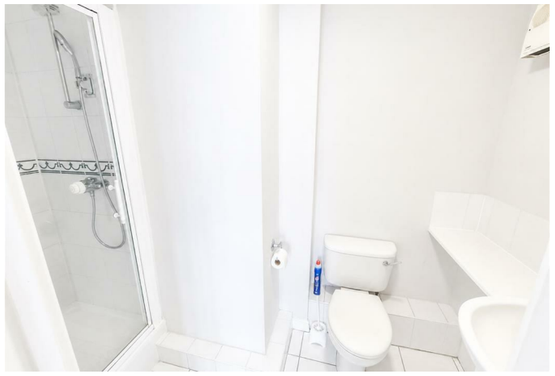






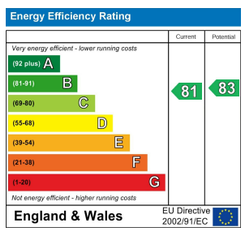












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