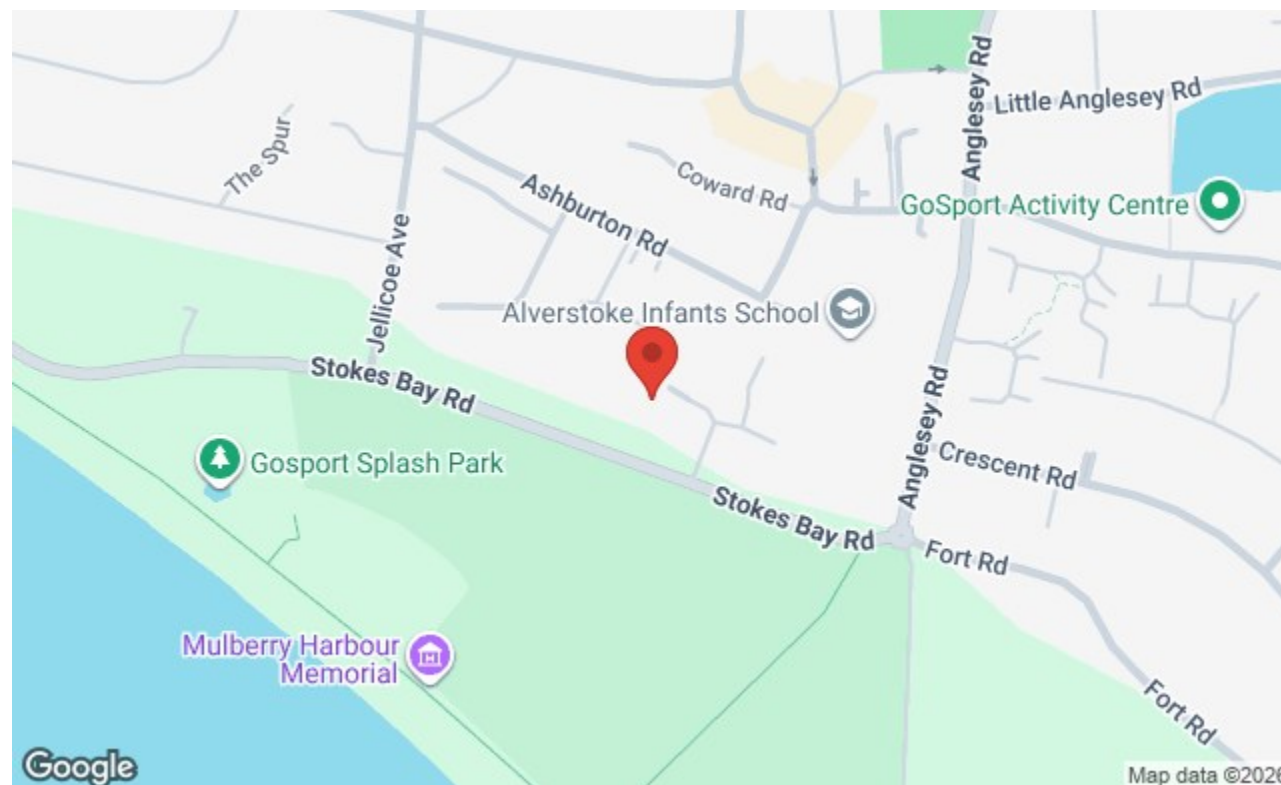


## Bankside, Gosport, PO12

Approximate Area = 2325 sq ft / 215.9 sq m (excludes void)  
 Limited Use Area(s) = 259 sq ft / 24 sq m  
 Garage = 325 sq ft / 30.2 sq m  
 Total = 2909 sq ft / 270.1 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). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1346793



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
 t: 02392 553 636



Guide Price £850,000

Bankside, PO12 2NH

**bernards**  
 THE ESTATE AGENTS



## HIGHLIGHTS

- Spacious 4 Bedroom detached home
- Approximately 2,922 sq. ft.
- Beautiful sea views
- Ensuite bathroom to the main bedroom
- Situated in a quiet cul-de-sac
- Double integral garage
- Downstairs WC
- Generous south facing garden
- Panoramic views of the solent
- No chain

We are delighted to present for sale this exceptionally spacious 4 bedroom detached residence, ideally situated on one of Gosport's most prestigious roads in the sought-after Alverstoke area. Nestled in a quiet cul-de-sac, just one road back from the scenic Stokes Bay seafront, this impressive home offers approximately 2,922 square feet of well-planned living space, making it a perfect family home in a truly enviable coastal location.

The ground floor features a large living room with doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate dining room also overlooks the garden, ideal for entertaining or family meals. The generous kitchen/breakfast room enjoys access to the sun terrace, garden views and offers ample space for everyday dining. A dedicated home office provides a quiet workspace, while a separate utility room and a convenient downstairs WC complete the ground floor layout.

Upstairs, the property offers 4 well-proportioned bedrooms. The main bedroom benefits from its own

ensuite bathroom, while the remaining rooms are served by a well-appointed family bathroom, an additional shower room, and a separate WC, perfect for busy households.

Outside, a large driveway provides parking for several vehicles and leads to a double integral garage with workshop. The generous rear garden is a particular highlight offering space for outdoor seating as well as a sizeable lawn area. This plot offers fantastic sea views across the Solent throughout the property and provides a wonderful space to relax and unwind.

This exceptional home is offered with no onward chain, presenting a rare and exciting opportunity to secure a property in one of the area's most desirable locations.

Call today to arrange a viewing  
 02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## TENURE - FREEHOLD

## COUNCIL TAX BAND - G

## OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## 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 Bernard's 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.

## 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.

## 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!

## 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.



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	71	78
England & Wales		



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