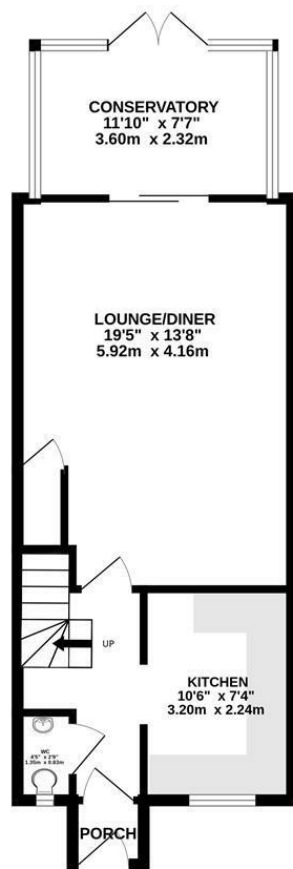


GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

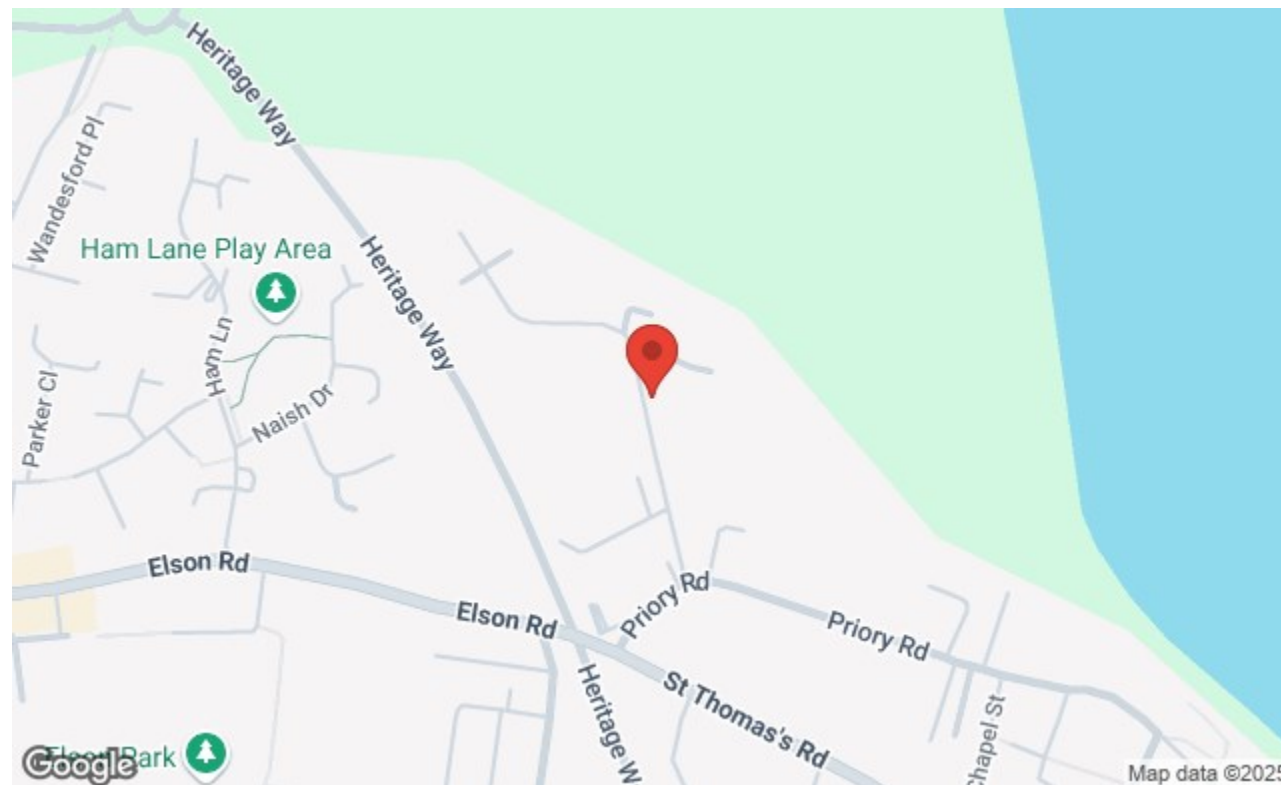


2ND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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



Offers Over £380,000

Castle View, Hardway PO12 4LS

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ TERRACED HOUSE
- ❖ WATERFRONT PROPERTY
- ❖ FOUR PIECE BATHROOM AND ENSUITE
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ DRIVEWAY
- ❖ GARAGE IN BLOCK
- ❖ CUL-DE-SAC LOCATION
- ❖ A MUST VIEW

\*\*\*Guide Price £380,000 - £390,000\*\*\*

Nestled in the charming Castle View area of Gosport, this exquisite townhouse offers a perfect blend of comfort and style. Boasting two reception rooms, three bedrooms, and two bathrooms spread across 1,322 sq ft, this property provides ample space for a growing family or those who love to entertain.

One of the standout features of this home is its stunning waterfront location, offering picturesque views that will take your breath away. Imagine waking up to the tranquil sights and sounds of the water every morning - pure bliss!

The property also includes a conservatory, perfect for enjoying a cup of tea while

basking in the natural light that floods the space. With parking available for up to three vehicles, you'll never have to worry about finding a spot after a long day.

Situated in a peaceful cul-de-sac, this home offers a serene retreat from the hustle and bustle of everyday life. Whether you're relaxing in the conservatory, enjoying the waterfront views, or simply unwinding in one of the spacious bedrooms, this property truly has it all.

Don't miss out on the opportunity to own a piece of paradise in this sought-after location. Book a viewing today and experience the magic of waterfront living at its finest.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**KITCHEN**  
10'5" \* 7'4" (3.20 \* 2.24)

**LOUNGE/DINER**  
19'5" \* 13'7" (5.92 \* 4.16)

**CONSERVATORY**  
11'9" \* 7'7" (3.60 \* 2.32)

**BEDROOM ONE**  
20'1" \* 13'6" (6.13 \* 4.14)

**ENSUITE**  
8'4" \* 6'0" (2.56 \* 1.85)

**BEDROOM TWO**  
13'10" \* 13'1" (4.24 \* 4.01)

**BEDROOM THREE**  
13'5" \* 9'6" (4.11 \* 2.92)

**BATHROOM**  
8'8" \* 7'7" (2.66 \* 2.33)

**STORAGE ROOM**  
13'8" \* 5'7" (4.18 \* 1.71)

**COUNCIL TAX BAND D**

**SOLICITOR**

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.

**ANTI-MONEY LAUNDERING (AML)**

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

**REMOVAL QUOTE**

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.

**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.

**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		85
(81-91) B		
(69-80) C	71	
(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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