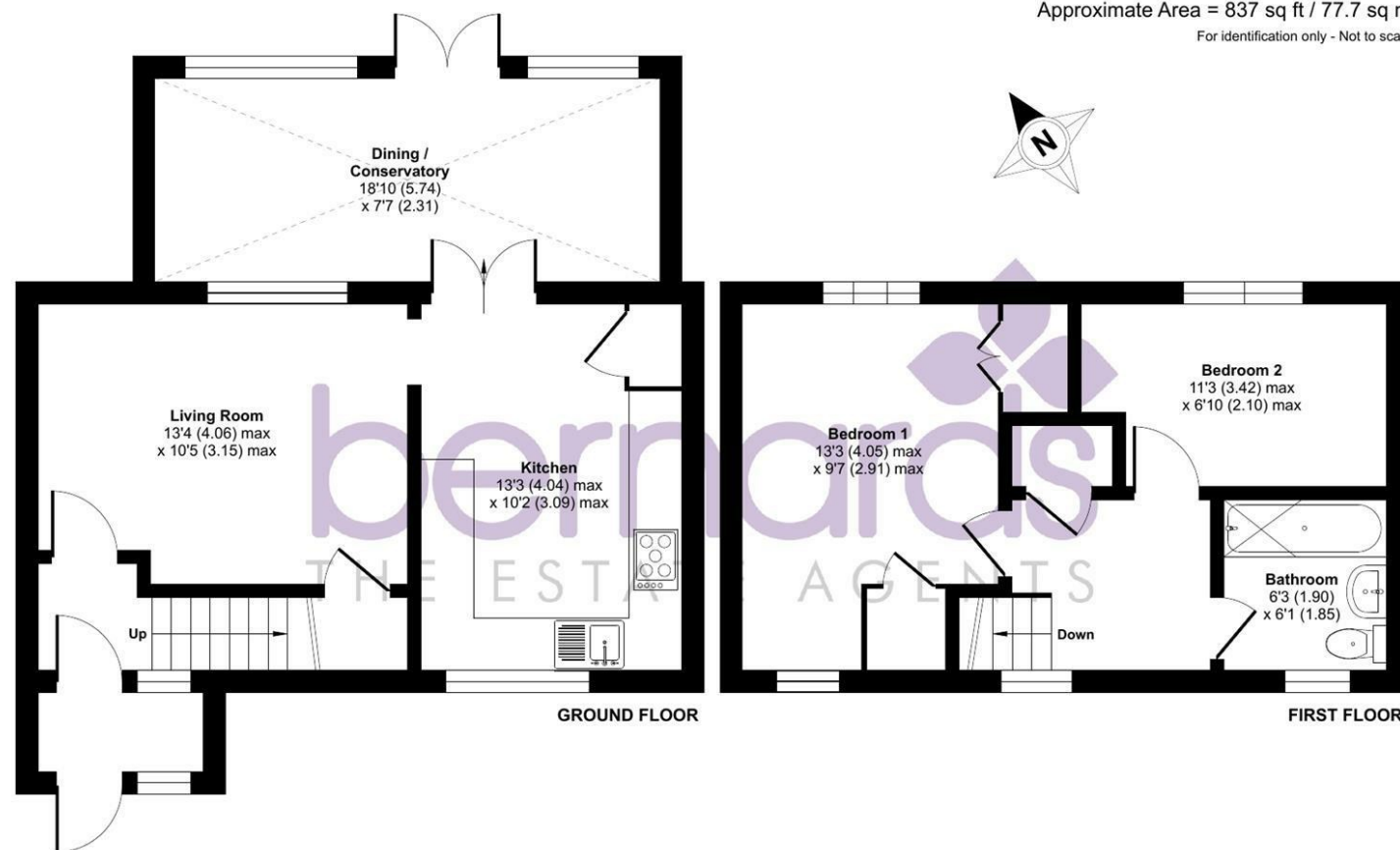
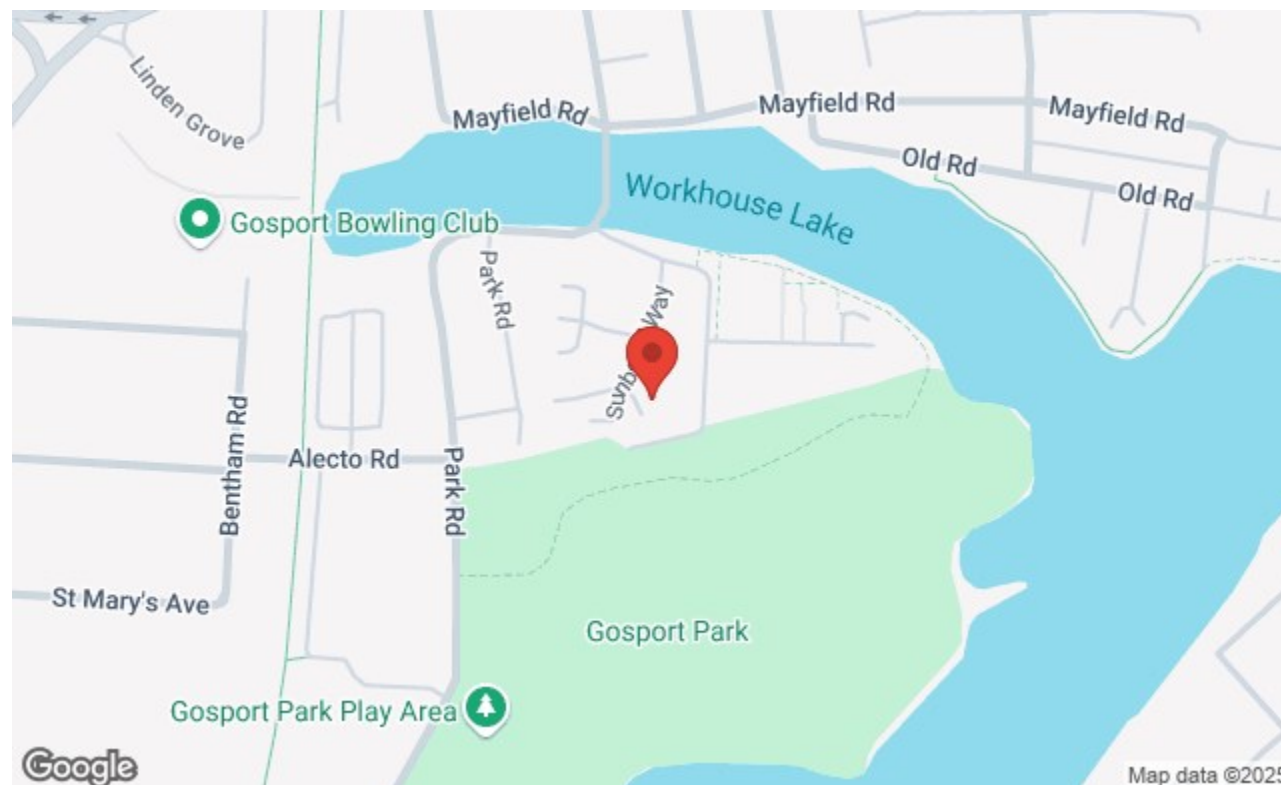


Sunbeam Way, Gosport, PO12

Approximate Area = 837 sq ft / 77.7 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1265855



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



Asking Price £239,950

Sunbeam Way, Gosport PO12 2BN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ A WELL PRESENTED TWO BEDROOM HOUSE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ MODERN FITTED KITCHEN
- ❖ GOOD SIZE LOUNGE
- ❖ CONSERVATORY
- ❖ ALLOCATED PARKING
- ❖ BAY HOUSE SCHOOL CATCHMENT
- ❖ CLOSE TO GOSPORT PARK
- ❖ AN IDEAL FIRST TIME BUY

Bernards are pleased to present this charming two-bedroom terraced house located on Sunbeam Way in the sought-after area of Alverstoke, Gosport. This well-maintained property boasts a range of appealing features, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you will find a spacious lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is generously sized, offering ample space for culinary pursuits. Adjacent to the lounge, the conservatory serves as a delightful dining room, allowing for an abundance of natural light and a lovely view of the garden.

Upstairs, the property comprises two well-proportioned bedrooms, each providing a comfortable retreat. The modern white bathroom suite is tastefully designed, ensuring convenience

and style.

Outside, the enclosed rear garden offers a private outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the garden features rear pedestrian access, enhancing practicality.

Situated close to Gosport Park, this property is also within the catchment area for Bay House School, making it an excellent choice for families. With double glazing and gas central heating throughout, this home is both energy-efficient and comfortable.

In summary, this delightful terraced house on Sunbeam Way presents a wonderful opportunity to enjoy a peaceful lifestyle in a desirable location. We invite you to view this property and discover all it has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN

13'3" x 10'2" (4.04m x 3.10m)

LOUNGE

13'3" x 10'4" (4.06 x 3.15)

CONSERVATORY

18'9" x 7'6" (5.74 x 2.31)

LANDING

BEDROOM ONE

13'3" x 9'6" (4.05 x 2.91)

BEDROOM TWO

11'2" x 6'10" (3.42 x 2.10)

BATHROOM

6'2" x 6'0" (1.90 x 1.85)

OUTSIDE

ENCLOSED REAR GARDEN

ALLOCATED PARKING

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.

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 QUOTES

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	88
(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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