



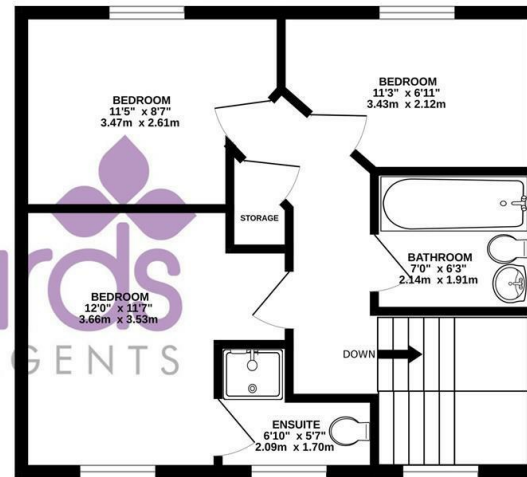
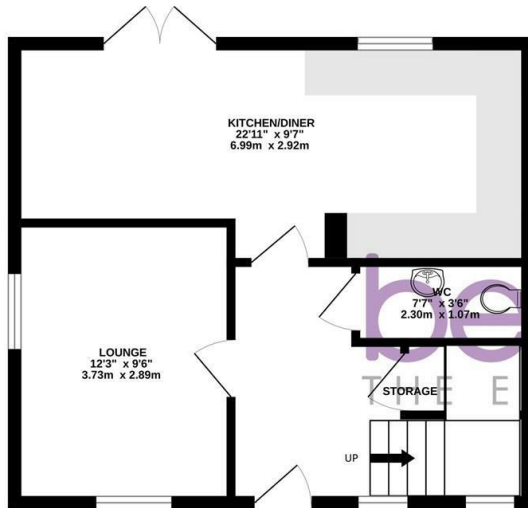
Asking Price £350,000

Grange Lane, Gosport PO13 9RX

**bernards**  
THE ESTATE AGENTS

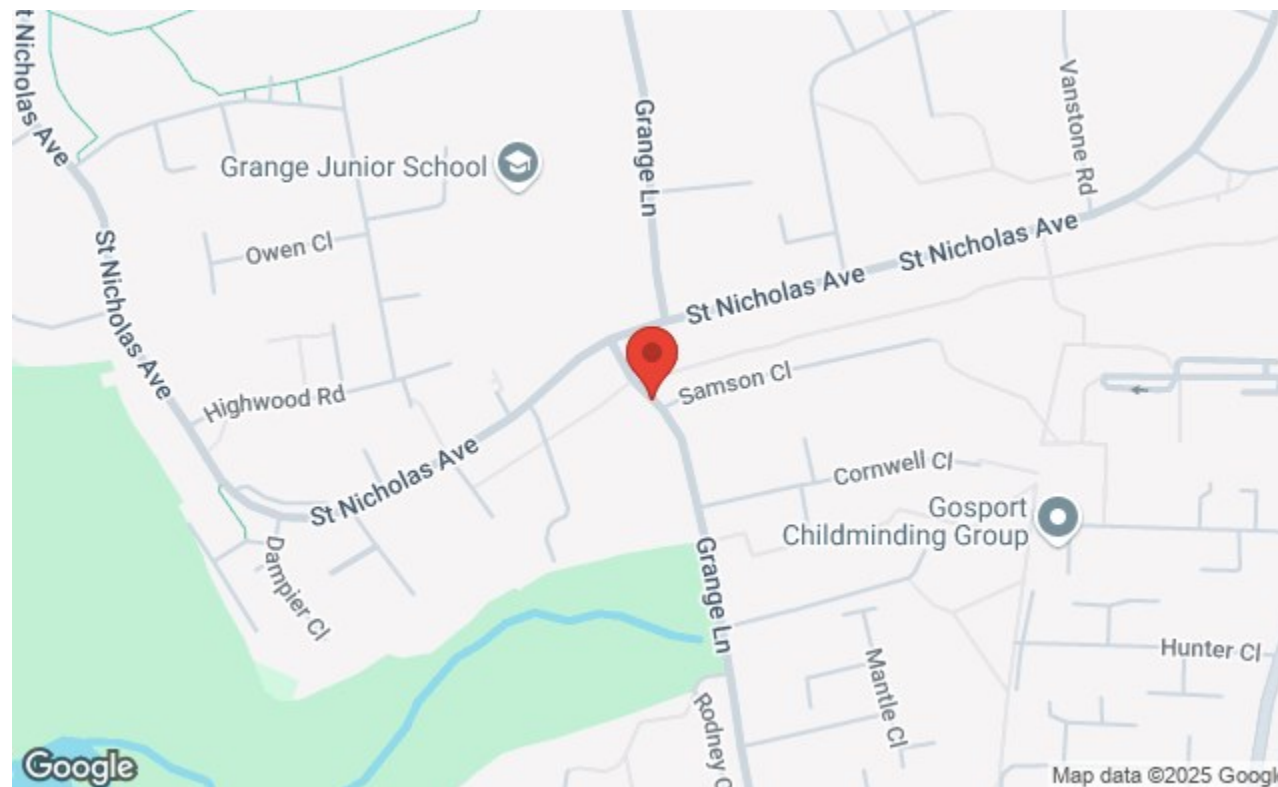
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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



## HIGHLIGHTS

- ❖ GATED MEWS
- ❖ THREE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ BRAND NEW BUILD
- ❖ LUXURY SPECIFICATION
- ❖ LARGE GARDEN
- ❖ ENSUITE TO MASTER
- ❖ SOUGHT AFTER LOCATION
- ❖ 10 YEAR WARRANTY
- ❖ A MUST VIEW

\*\*\*BRAND NEW HOME ON GATED MEWS\*\*\*

We are delighted to offer the remaining plots at Royal Weston, an exclusive collection of homes in Gosport, Hampshire. With only seven homes still available, this is your chance to own a beautiful new property in a sought-after location. Designed and built by Driftstone Developments, each home combines contemporary living with an exceptional standard of design, specification, and finish, providing you with a lifestyle that's both comfortable and convenient.

The high specification throughout is enhanced by advanced construction techniques, improving thermal efficiency. Constructed using structural insulated panels (SIPs), these homes offer superior insulation, reduced drafts, and lower heating costs. With easy access to Gosport, its marina, and Gunwharf Quay, you can enjoy the best of coastal living. Royal Weston is also conveniently close to local transport links and the M27 motorway, making it easy to explore the area.

Don't miss the opportunity to secure one of these outstanding Driftstone homes in this prime location!

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

- ENTRANCE HALL**  
**DOWNSTAIRS WC**  
7'7 x 3'6 (2.31m x 1.07m)
- LOUNGE**  
12'3 x 9'6 (3.73m x 2.90m)
- KITCHEN/DINER**  
22'11 x 9'7 (6.99m x 2.92m)
- LANDING**  
**BEDROOM ONE**  
12'0 x 11'7 (3.66m x 3.53m)
- EN SUITE**  
6'10 x 5'7 (2.08m x 1.70m)
- BEDROOM TWO**  
11'5 x 8'7 (3.48m x 2.62m)
- BEDROOM THREE**  
11'3 x 6'11 (3.43m x 2.11m)
- BATHROOM**  
7'0 x 6'3 (2.13m x 1.91m)
- OUTSIDE**

- ENCLOSED REAR GARDEN**  
**TWO ALLOCATED PARKING SPACES**  
**KITCHENS**

- Designer kitchen with laminate worktops and upstands
- Zanussi induction hob
- Integrated Zanussi fan oven
- Integrated Lamona fridge freezer
- Integrated Lamona dishwasher
- Stainless steel sink and drainer

- BATHROOMS & ENSUITES**
- White Porcelanosa sanitaryware with chrome taps and fittings
  - Non slip Porcelanosa ceramic floor tiling
  - Porcelanosa wall tiles

- DECORATIVE FINISHED**
- White finished cottage style internal doors with polished chrome handles
  - Internal walls painted 'Smoked Glass' emulsion
  - Ceilings painted white emulsion
  - Skirtings and architraves finished in satin white
  - Carpet to living room, stairs, landing and bedrooms
  - Karndean flooring, or similar, to hall, kitchen, and cloakrooms
  - Painted newel posts and balustrade to stairs with oak handrail

- ELECTRICAL**
- Concealed LED strip lighting below kitchen wall units
- Recessed LED downlighters to kitchen and bathrooms
  - TV point to kitchen, living room and bedrooms
  - BT point to living room
  - Wiring for EV charging point
  - Gas boilers with radiators throughout

- EXTERNAL**
- External water tap
  - External power point
  - External light to front and rear

- WARRANTY**
- 10 year warranty by ICW

**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**

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.

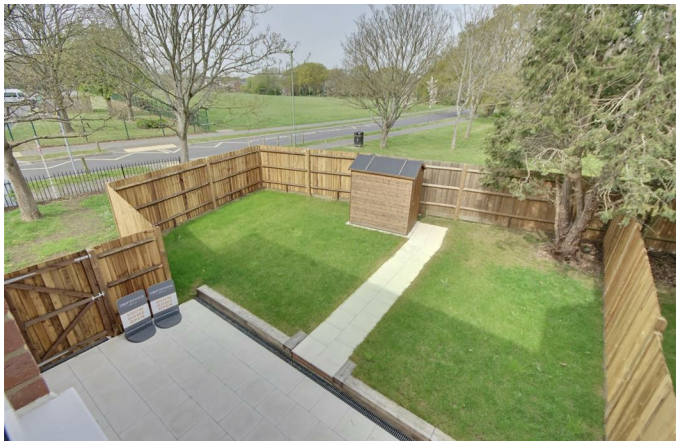
**OFFER CHECK PROCEDURE**

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) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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