

Asking Price £350,000

Grange Lane, Gosport PO13 9RX

**bernards**  
THE ESTATE AGENTS



## 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)







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# PROPERTY INFORMATION

## 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
- 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

## 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

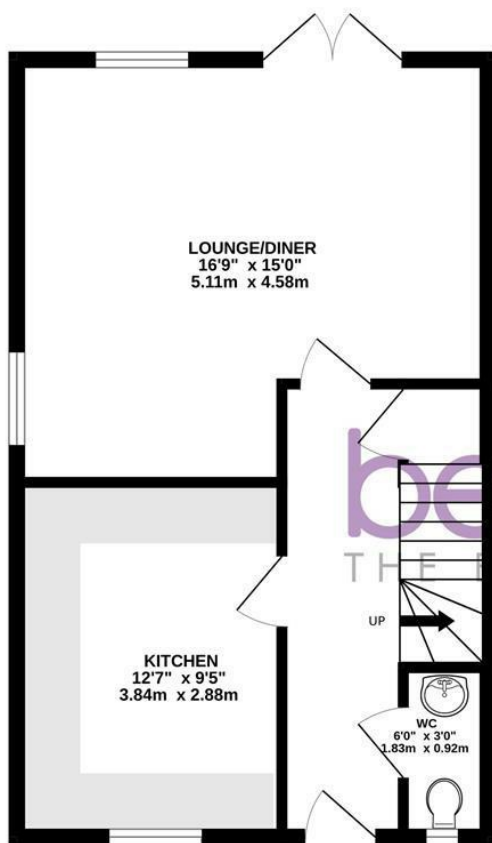
Concealed LED strip lighting below kitchen



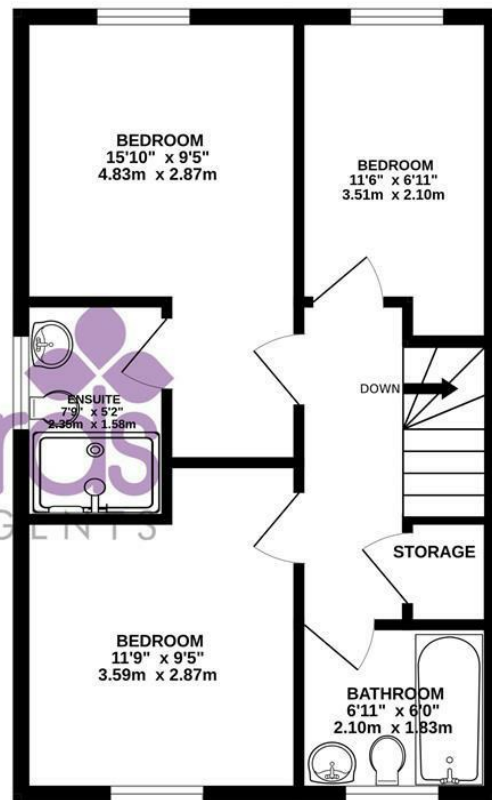
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

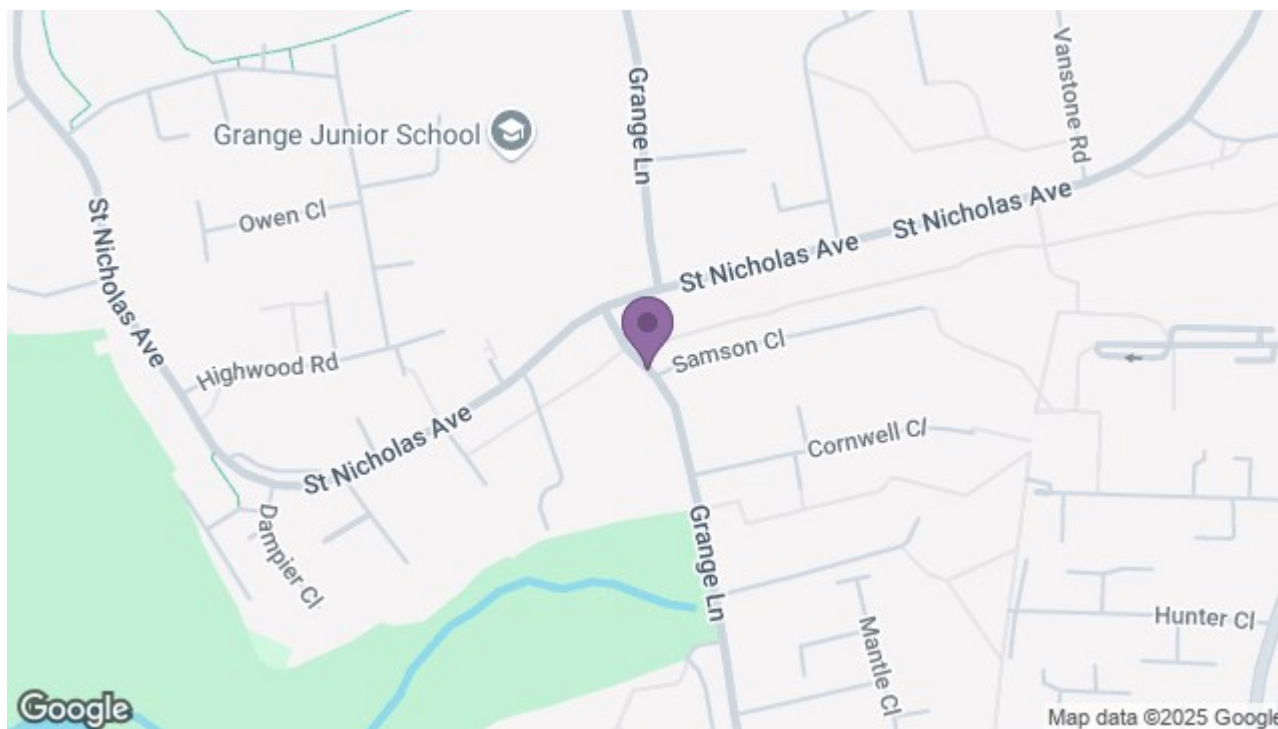


1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 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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