



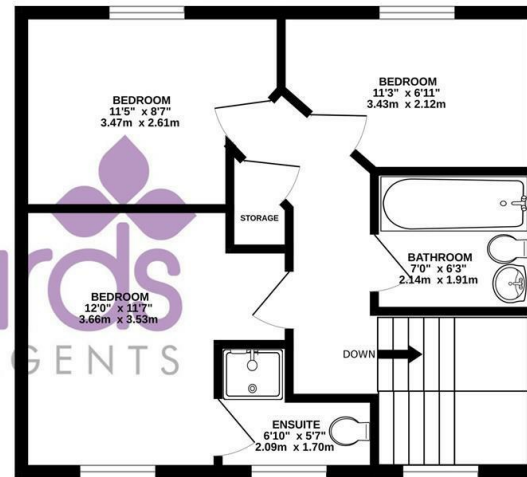
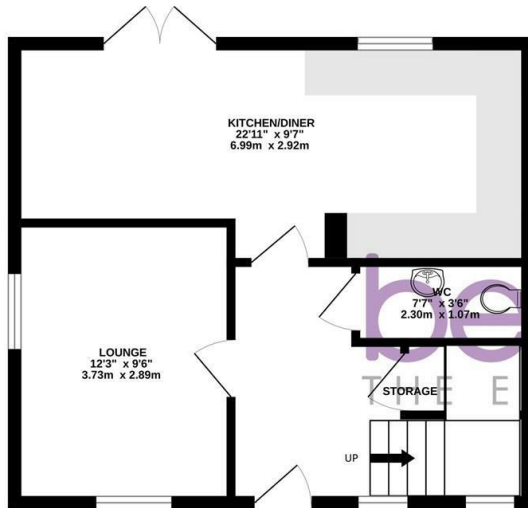
Guide Price £350,000

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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HIGHLIGHTS

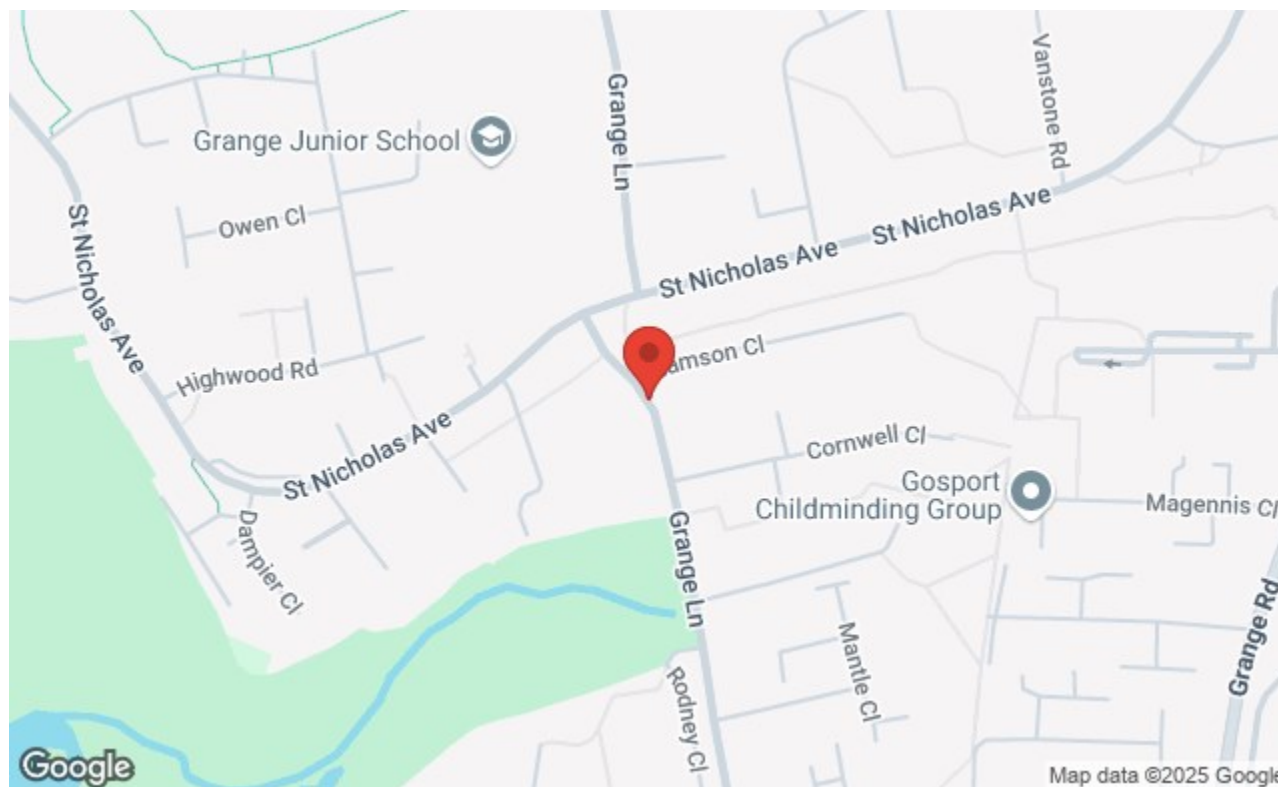
- ❖ GATED MEWS
- ❖ THREE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ BRAND NEW BUILD
- ❖ LUXURY SPECIFICATION
- ❖ LARGE GARDEN
- ❖ ENSUITE TO MASTER
- ❖ SOUGHT AFTER LOCATION
- ❖ 10 YEAR WARRANTY
- ❖ A MUST VIEW

BRAND NEW HOME ON GATED MEWS

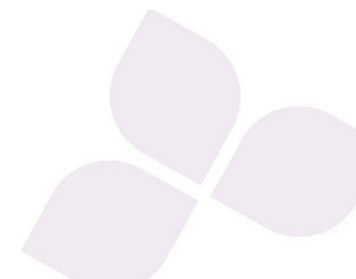
We are delighted to offer the remaining plots at Royal Weston, an exclusive collection of homes in Gosport, Hampshire. With only seven homes still available, this is your chance to own a beautiful new property in a sought-after location. Designed and built by Driftstone Developments, each home combines 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!



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



Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



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

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) A	95
(81-81) B	84
(80-80) 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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