



Asking Price £390,000

Grange Lane, Gosport PO13 9RX

**bernards**  
THE ESTATE AGENTS



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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

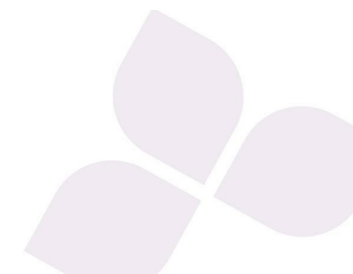
**\*\*\*BRAND NEW HOME ON GATED MEWS\*\*\***

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](http://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

units

- R e c e s s e d L E D 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

## BATHROOMS & ENSUITES

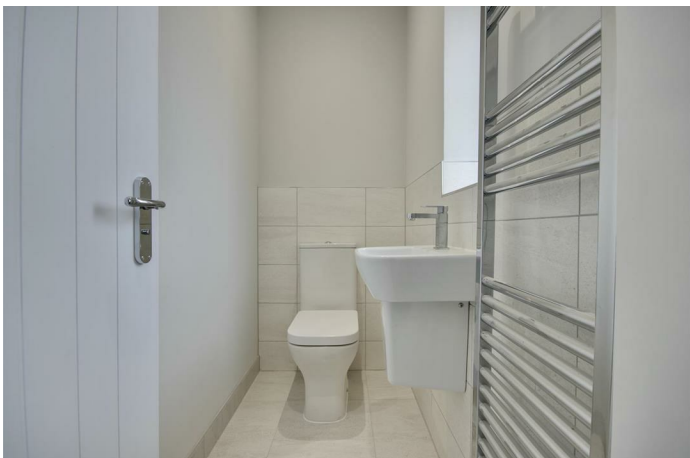
- White Porcelanosa sanitaryware with chrome taps and fittings
- Non slip Porcelanosa ceramic floor tiling
- Porcelanosa wall tiles

## 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 L E D strip lighting below kitchen wall



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		
EU Directive 2002/91/EC		
England & Wales		



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