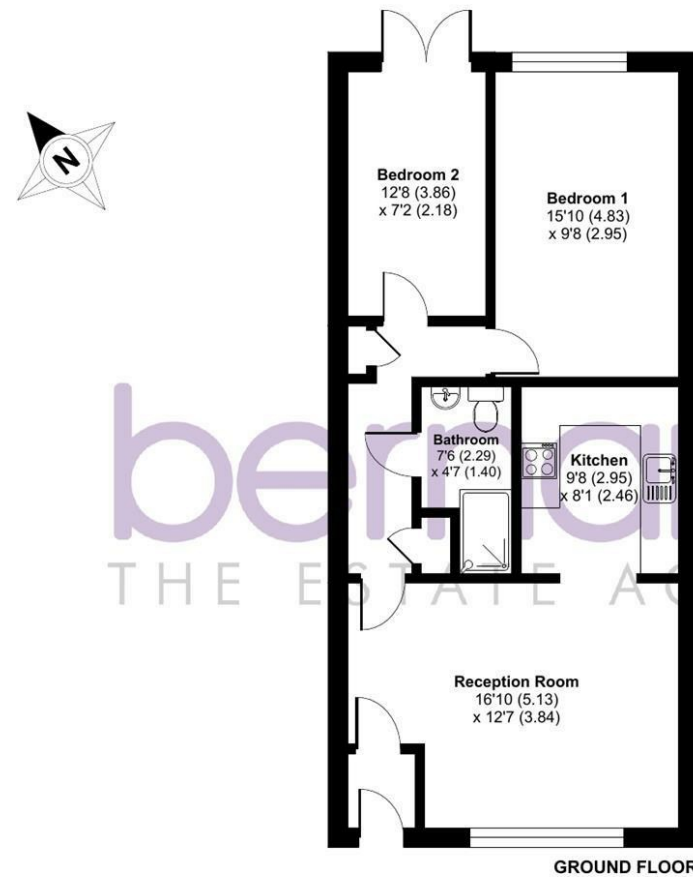


Forton Road, Gosport, PO12

Approximate Area = 672 sq ft / 62.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1280575



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



Guide Price £140,000

Forton Road, Gosport PO12 3HG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM GROUND FLOOR FLAT
- ❖ FITTED KITCHEN
- ❖ SPACIOUS LIVING ROOM
- ❖ ALLOCATED PARKING
- ❖ DOUBLE GLAZING
- ❖ ELECTRIC HEATING
- ❖ CLOSE TO LOCAL SHOPS
- ❖ IDEAL FIRST TIME BUY
- ❖ POTENTIAL 9% YIELD FOR INVESTORS

Guide Price £140,000 - £150,000

Bernards is pleased to present this charming two-bedroom ground floor flat located on Forton Road in the heart of Gosport. This delightful property is perfect for first-time buyers or investors seeking a convenient and comfortable living space.

Upon entering, you will appreciate the benefit of having your own front door, ensuring privacy and ease of access without the need for communal areas. The flat features a spacious lounge, providing an inviting atmosphere for relaxation and entertaining. The modern fitted kitchen is well-equipped, making it a joy to prepare meals and enjoy culinary

pursuits. The property also includes a well-appointed bathroom, designed for both functionality and comfort.

The flat is enhanced by double glazing, which contributes to energy efficiency and a peaceful living environment. Outside, you will find allocated parking to the rear, a valuable feature in this bustling area.

Situated close to local shops, this property offers the perfect blend of convenience and comfort, making it an excellent choice for those looking to settle in Gosport. With its appealing features and prime location, this flat is not to be missed. We invite you to arrange a viewing and discover the potential this property has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH

LIVING ROOM

16'10 x 12'7 (5.13m x 3.84m)

KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

INNER HALLWAY

BATHROOM

7'6 x 4'7 (2.29m x 1.40m)

BEDROOM ONE

15'10 x 9'8 (4.83m x 2.95m)

(wardrobe to remain)

BEDROOM TWO

12'8 x 7'2 (3.86m x 2.18m)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION

Leasehold Term: 125 years from 1 January 2002 Ground Rent: No ground rent payable Service Charge: £1,881.18 per annum

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

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.

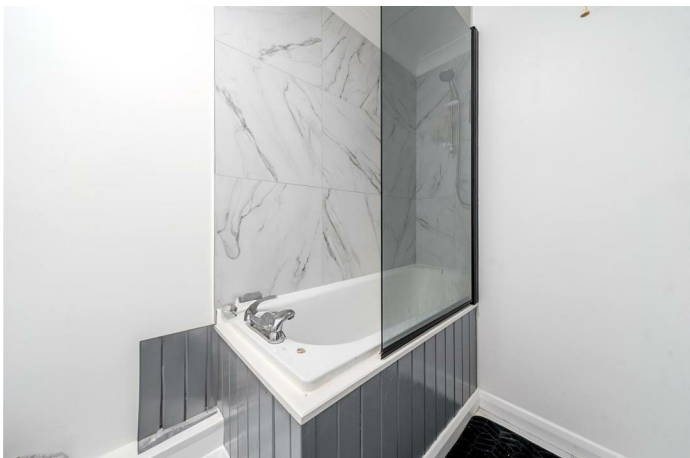
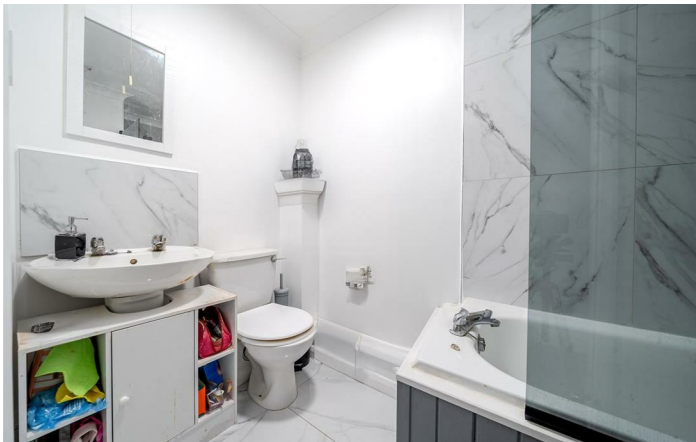
OFFER CHECK PROCEDURE

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		
(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	76	79
England & Wales		

Scan here to see all our properties for sale and rent



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

