



## Brockhurst Road, Gosport, PO12

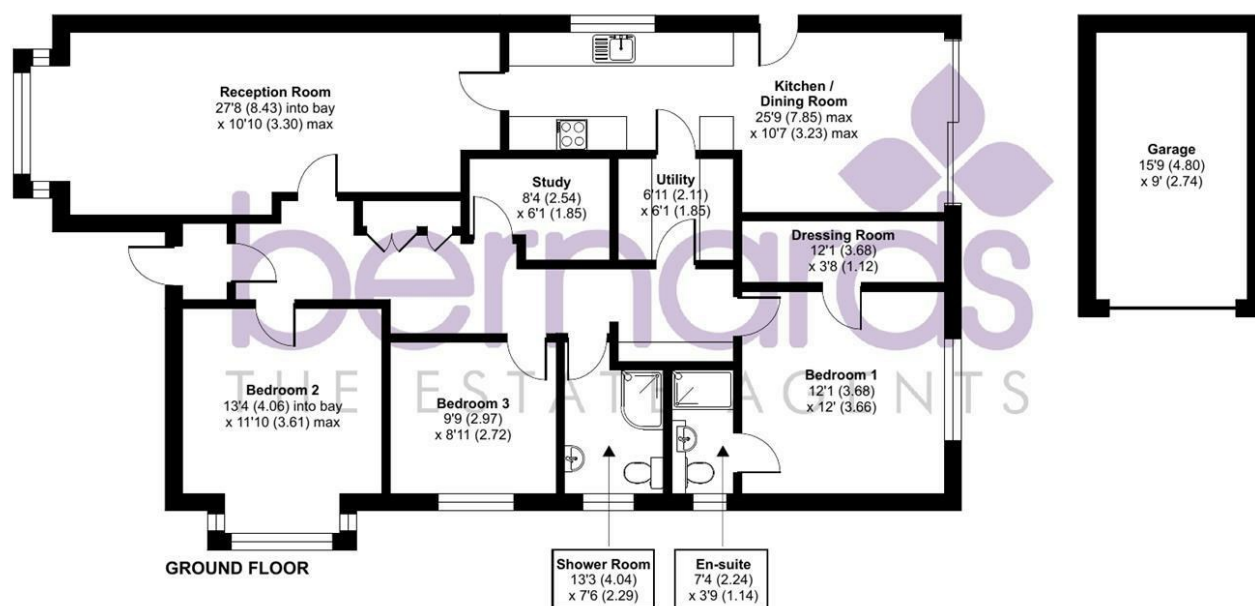
Approximate Area = 1338 sq ft / 124.3 sq m  
Garage = 142 sq ft / 13.2 sq m  
Total = 1480 sq ft / 137.5 sq m  
For identification only - Not to scale



Offers Over £380,000

Brockhurst Road, Gosport PO12 3BD

**bernards**  
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1282620



## HIGHLIGHTS

- EXTENDED THREE BEDROOM DETACHED BUNGALOW
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SPACIOUS LIVING ROOM
- LARGE KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- STUDY
- EN SUITE TO MASTER BEDROOM
- DOUBLE DRIVEWAY
- GARAGE

Bernards is pleased to present this charming extended three-bedroom detached bungalow located on Brockhurst Road in the desirable area of Gosport. This delightful property offers a perfect blend of comfort and modern living, all conveniently situated on one level.

Upon entering, you will find a spacious living room that provides an inviting atmosphere for relaxation and entertainment. The property boasts three generously sized double bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. The master bedroom features an en suite bathroom, adding a touch of luxury to your daily routine. Additionally, a modern shower room and a dedicated study area enhance the functionality of this home.

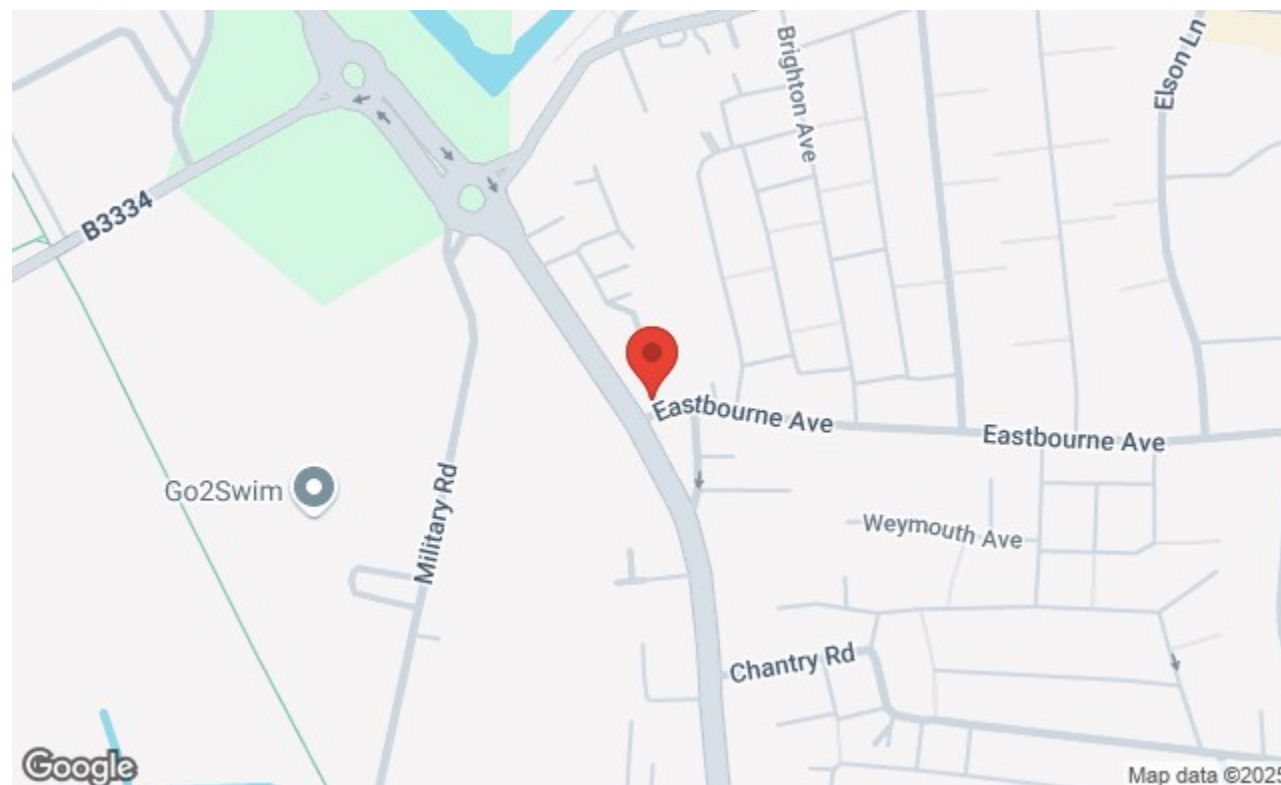
The heart of the bungalow is the expansive kitchen/diner, which is perfect for family gatherings and social occasions. The kitchen is well-appointed and features bi-fold doors that seamlessly connect the indoor space to the private rear garden, allowing for an abundance of natural light. A utility

room adds further convenience to your daily tasks.

The loft is boarded and accessible via a loft ladder, providing extra storage options. Outside, the property benefits from a rear double drive with gates leading to a large garage, currently utilised as a workshop, offering versatility for various hobbies or projects.

The private rear garden is a true highlight, featuring a summer house, awning, and pergola, creating an idyllic outdoor retreat. There is also a side garden that has been thoughtfully used for growing vegetables, perfect for those with a green thumb.

Situated close to local shops and bus routes, this bungalow offers both tranquillity and accessibility. This property is an excellent opportunity for those seeking a comfortable and well-equipped home in a sought-after location. Don't miss the chance to make this lovely bungalow your own.



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



Call today to arrange a viewing  
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# PROPERTY INFORMATION

**ENTRANCE HALL**  
**LIVING ROOM**  
27'8 x 10'10 (8.43m x 3.30m)  
**KITCHEN/DINER**  
25'9 x 10'7 (7.85m x 3.23m)

**UTILITY ROOM**  
6'11 x 6'1 (2.11m x 1.85m)  
**STUDY**  
8'4 x 6'1 (2.54m x 1.85m)

**BEDROOM ONE**  
12'1 x 12'0 (3.68m x 3.66m)  
**DRESSING ROOM**  
12'1 x 3'8 (3.68m x 1.12m)

**EN SUITE**  
7'4 x 3'9 (2.24m x 1.14m)

**BEDROOM TWO**  
13'4 x 11'10 (4.06m x 3.61m)

**BEDROOM THREE**  
9'9 x 8'11 (2.97m x 2.72m)

**SHOWER ROOM**  
13'3 x 7'6 (4.04m x 2.29m)

**OUTSIDE**

**DOUBLE DRIVEWAY**  
**GARAGE**  
15'9 x 9'0 (4.80m x 2.74m)

**ENCLOSED REAR GARDEN**  
**SIDE GARDEN**

**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

**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.

**REMOVALS**  
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.

**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.

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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		
England & Wales	66	79
EU Directive 2002/91/EC		



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