

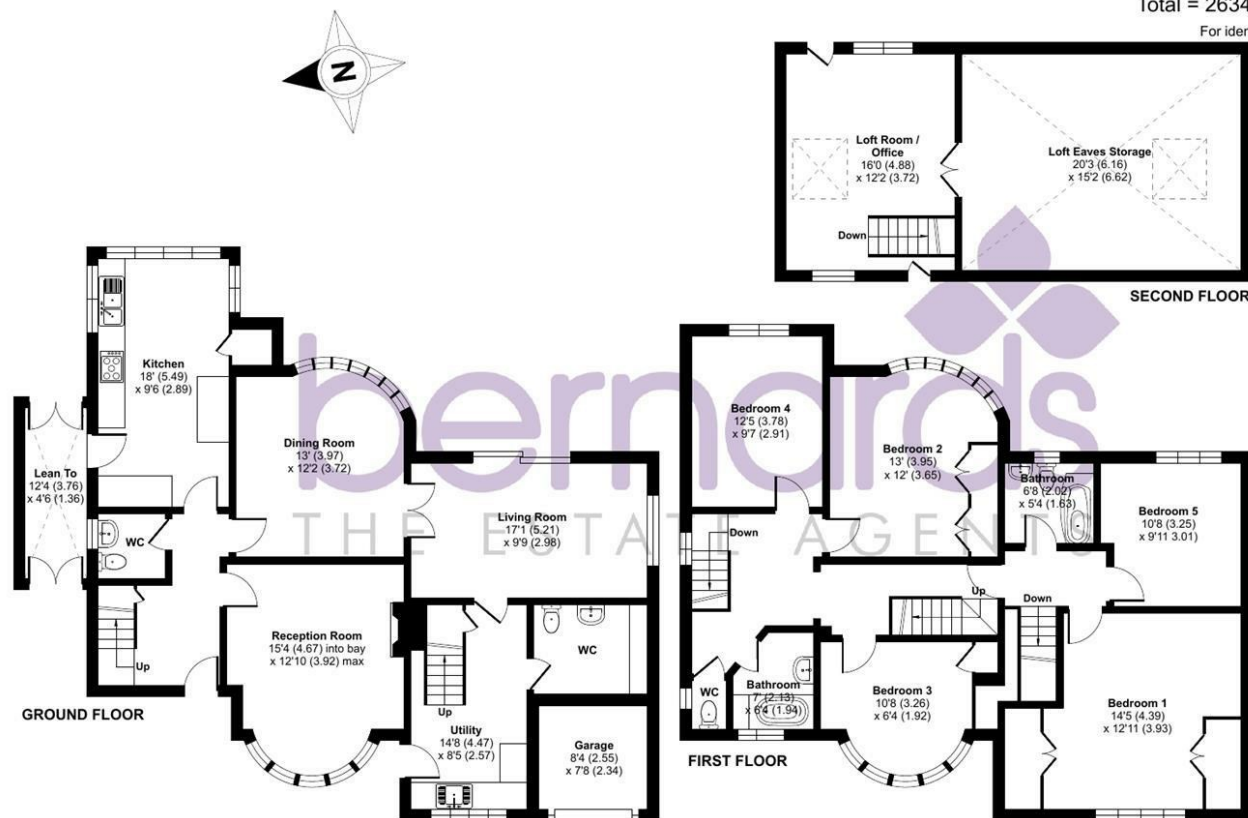
Anglesey Road, Gosport, PO12

Approximate Area = 2575 sq ft / 239.2 sq m (excludes lean to)

Garage = 59 sq ft / 5.4 sq m

Total = 2634 sq ft / 244.6 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1281504



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



FOR SALE

Asking Price £850,000

Anglesey Road, Gosport PO12 2EG

bernards
THE ESTATE AGENTS



5 bedrooms, 2 bathrooms, 3 living areas

HIGHLIGHTS

- CHARACTER DETACHED HOUSE
- SELF CONTAINED ANNEX
- DRIVEWAY WITH ELECTRIC CAR CHARGING POINT
- GOOD SIZE REAR GARDEN
- ALVERSTOKE LOCATION
- CLOSE TO STOKES BAY BEACH
- WHEELCHAIR ACCESSIBLE
- VERSATILE ACCOMMODATION
- LOFT ROOM

Bernards are pleased to present this charming detached house located on Anglesey Road in the desirable area of Alverstone, Gosport. This unique property boasts a wealth of character and offers flexible living arrangements, making it ideal for families or those seeking additional space.

Upon entering the main house, you will find a welcoming lounge featuring a lovely bay window that fills the room with natural light and wood burner. The dining room, also with a bay window, provides an elegant space for entertaining. The kitchen/breakfast room is well-appointed, perfect for casual dining and family gatherings. A convenient downstairs WC adds to the practicality of the layout. Ascending to the first floor, you will discover three spacious bedrooms, a family bathroom, and a separate WC, along with stairs leading to a versatile loft room that can serve various purposes.

One of the standout features of this property is the self-contained annex, which offers its own power and water supply. This space includes a kitchen, a comfortable lounge, a utility room (previously a bathroom), two double bedrooms, and a bathroom, making it perfect for guests, extended family, or even as a rental opportunity.

Outside, the property benefits from a generous driveway equipped with an electric car charging point, ensuring convenience for modern living. The mature rear garden is a delightful space, predominantly laid to lawn, providing an ideal setting for outdoor activities and relaxation.

Situated within walking distance of Stokes Bay beach and the charming Alverstone Village, this home is also within the catchment area for the highly regarded Bay House School. This property truly offers a wonderful blend of character, space, and location, making it a must-see for prospective buyers.

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



PROPERTY INFORMATION

ENTRANCE HALL
LOUNGE
15'4 x 12'10 (4.67m x 3.91m)
DINING ROOM
13'0 x 12'2 (3.96m x 3.71m)
KITCHEN
18'0 x 9'6 (5.49m x 2.90m)
LEAN TO
12'4 x 4'6 (3.76m x 1.37m)

LANDING
BEDROOM
13'0 x 12'0 (3.96m x 3.66m)
BEDROOM
12'5 x 9'7 (3.78m x 2.92m)
BEDROOM
10'8 x 6'4 (3.25m x 1.93m)
BATHROOM
7'0 x 6'4 (2.13m x 1.93m)
SEPERATE WC
LOFT ROOM/OFFICE
16'0 x 12'2 (4.88m x 3.71m)

THE ANNEX
LIVING ROOM
17'1 x 9'9 (5.21m x 2.97m)
KITCHEN
14'8 x 8'5 (4.47m x 2.57m)
DOWNSTAIRS WC
LANDING
BEDROOM
14'5 x 12'11 (4.39m x 3.94m)
BEDROOM
10'8 x 9'11 (3.25m x 3.02m)
BATHROOM
6'8 x 5'4 (2.03m x 1.63m)
OUTSIDE
DRIVEWAY
GARAGE
Partially converted.

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.

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!

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.

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

ENCLOSED REAR GARDEN
With fully equipped workshop with it's own power supply.



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	70	78
EU Directive 2002/91/EC		



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