

Offers In Excess Of £170,000

Broadsands Drive, Gosport PO12
2TL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ EXTENDED LEASE
- ❖ MODERN FITTED KITCHEN
- ❖ LOUNGE/DINER
- ❖ CLOSE TO STOKES BAY BEACH
- ❖ RESIDENTS CAR PARKING

Nestled in the sought-after Gomer area of Alverstoke, this charming two-bedroom ground floor flat on Broadsands Drive presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a modern and inviting atmosphere, enhanced by double glazing and efficient gas central heating, ensuring comfort throughout the year.

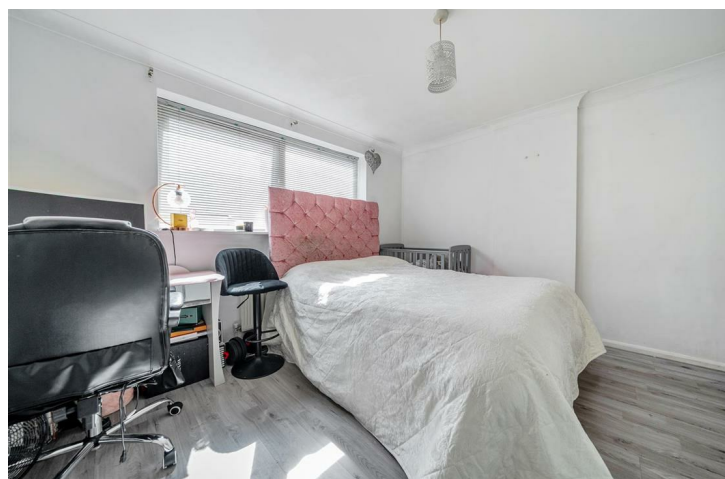
Upon entering, you will find a spacious lounge/diner that seamlessly connects to a contemporary fitted kitchen, creating an ideal space for entertaining or relaxing. The flat features two generously sized double bedrooms, providing ample room for rest and personal space. The well-appointed bathroom completes the interior, offering convenience and functionality.

Outside, residents can enjoy the benefits of dedicated car parking and beautifully maintained communal gardens, which include areas for clothes drying. The location is particularly appealing, as it is within walking distance to the picturesque Stokes Bay beach, perfect for leisurely strolls and seaside activities. Additionally, Stanley Park is nearby, offering a lovely green space for outdoor enjoyment.

This flat is not only a comfortable home but also a fantastic investment in a desirable area. With its modern amenities and proximity to local attractions, it is sure to attract interest. We invite you to view this delightful property and discover the potential it holds for your future.

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





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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER/LIVING ROOM

21'11 x 12'7 (6.68m x 3.84m)

BEDROOM ONE

11'11 x 11'7 (3.63m x 3.53m)

BEDROOM TWO

10'4 x 9'1 (3.15m x 2.77m)

BATHROOM

5'10 x 5'10 (1.78m x 1.78m)

OUTSIDE

RESIDENTS CAR PARK

COMMUNAL GARDENS

LEASEHOLD INFORMATION

We are informed by our seller the below information is correct. Leasehold; 133 years remaining on the lease length

- Service Charge £1694 per annum
- Ground Rent £15.00 per annum

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

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!

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.



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	72	75
EU Directive 2002/91/EC		

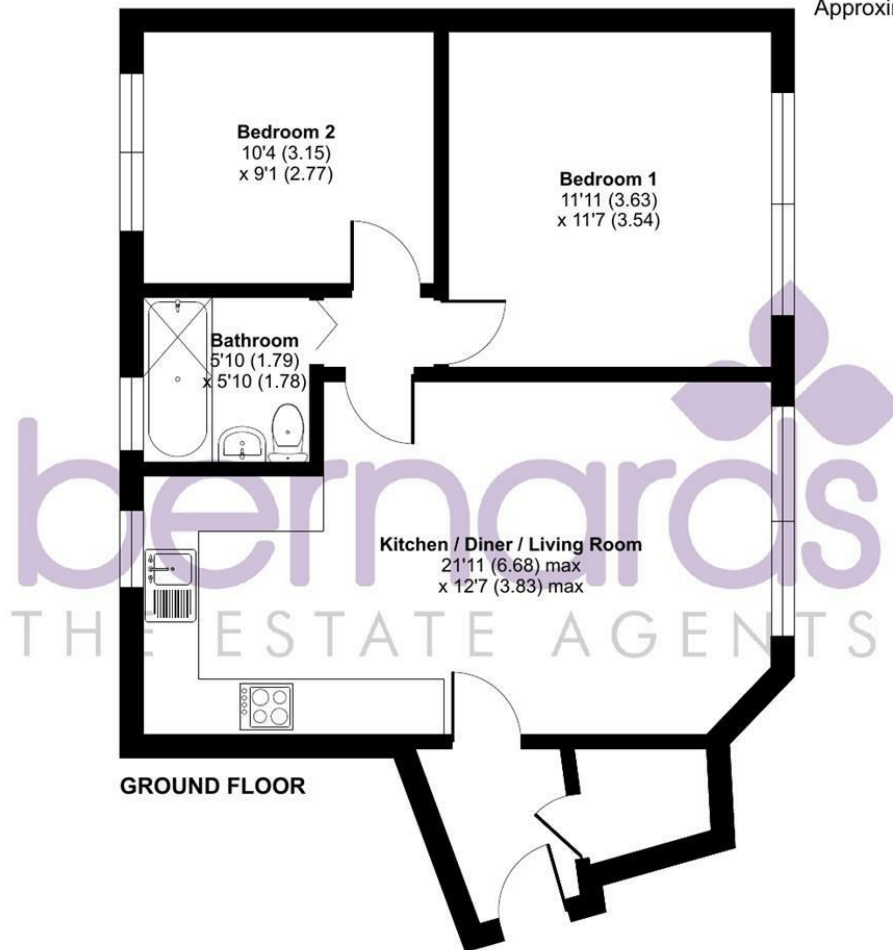
Scan here to see all our properties for sale and rent



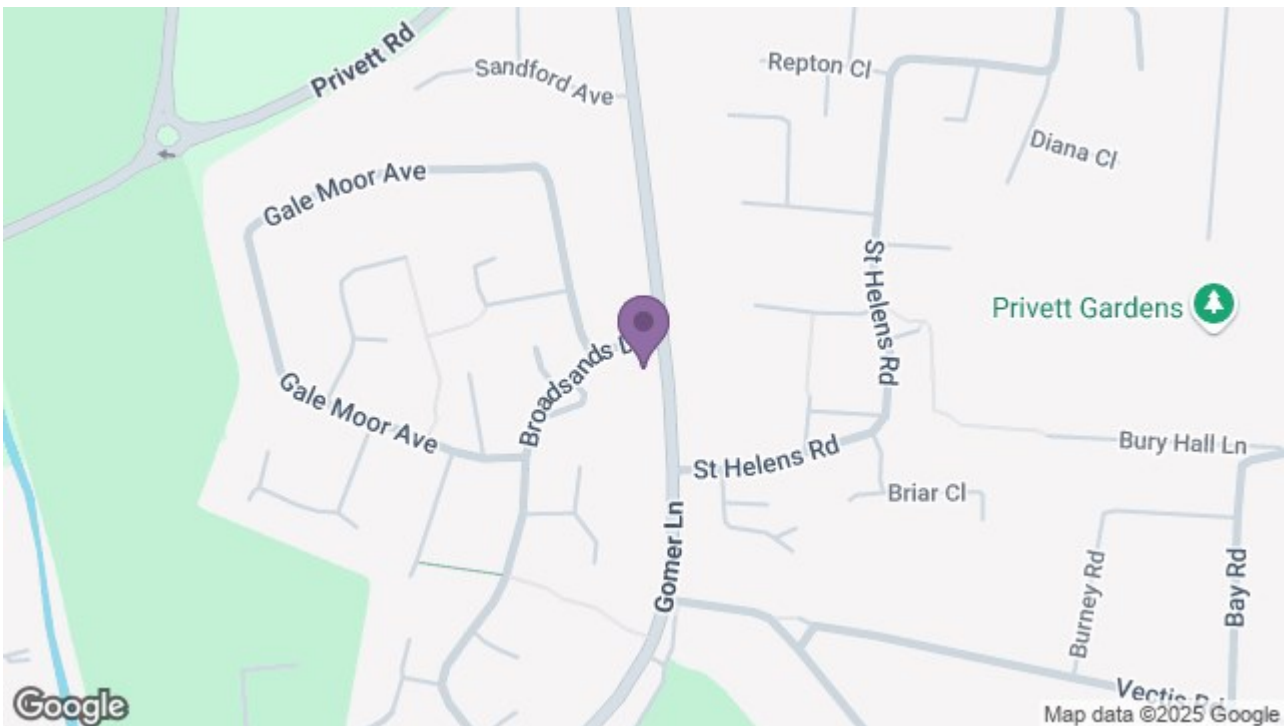
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Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1283859



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