



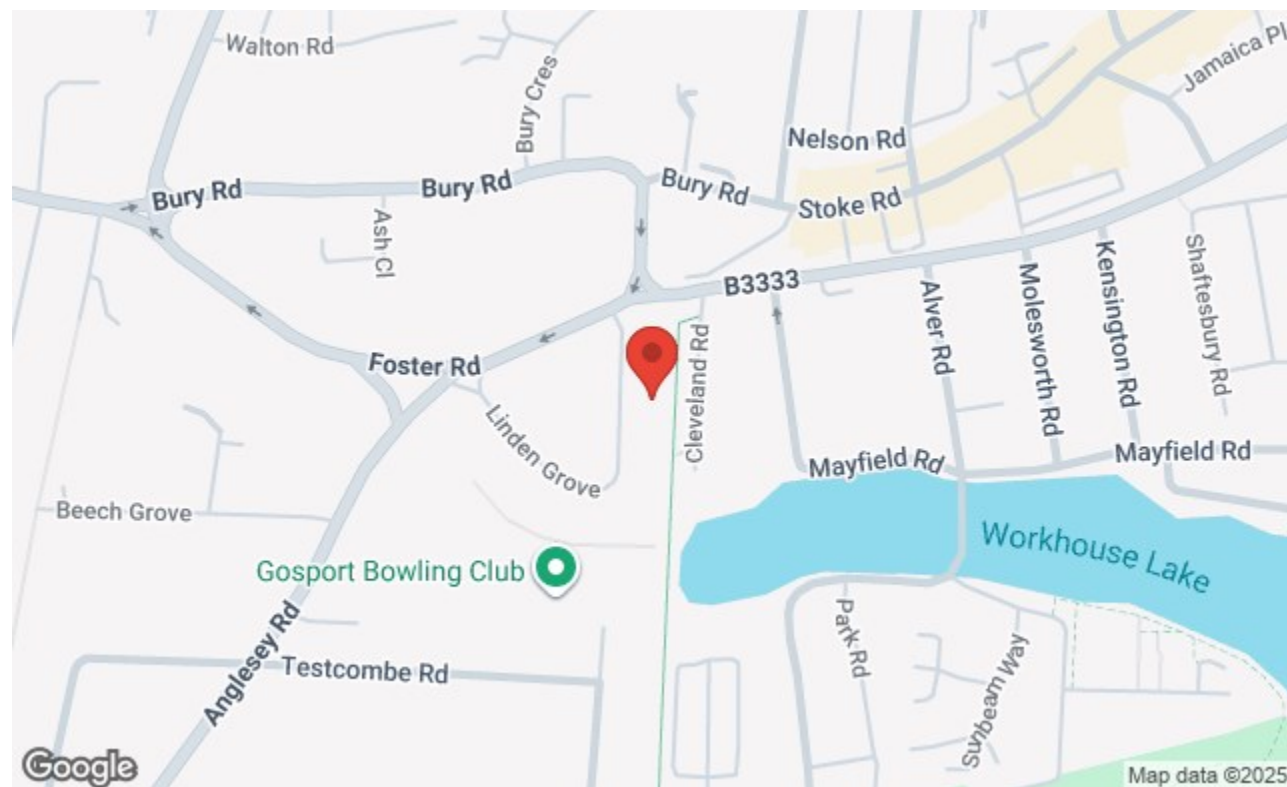
Linden Grove, Gosport, PO12

Approximate Area = 2318 sq ft / 215.3 sq m
Limited Use Area(s) = 228 sq ft / 21.2 sq m
Total = 2546 sq ft / 236.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1303057



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



FOR SALE

Offers Over £400,000

Linden Grove, Gosport PO12 2ED

bernards
THE ESTATE AGENTS



5 2 3

HIGHLIGHTS

- ❖ FIVE/SIX BEDROOM TOWN HOUSE
- ❖ OFF ROAD PARKING
- ❖ THREE RECEPTION ROOMS
- ❖ DOWNSTAIRS WC
- ❖ TWO BATHROOMS
- ❖ SPACIOUS KITCHEN & DINING ROOM
- ❖ BAY HOUSE SCHOOL CATCHMENT
- ❖ 2546 SQUARE FOOT
- ❖ ENCLOSED REAR GARDEN
- ❖ CLOSE TO STOKES BAY BEACH

Bernards is pleased to present this exceptional five-bedroom terraced house with an additional loft room located on the desirable Linden Grove in Alverstoke, Gosport. Spanning an impressive 2,546 square feet, this property offers a generous amount of living space, making it an ideal family home.

Upon entering, you are greeted by a welcoming living room featuring a charming bay window, which fills the space with natural light. The ground floor also boasts a spacious dining room, perfect for entertaining, alongside a well-appointed kitchen and dining room that invites culinary creativity. A convenient utility room with a WC completes this level, enhancing the practicality of the home.

Ascending to the first floor, you will find three double bedrooms, providing ample space for family or guests, as well as a family bathroom. The second floor continues to impress with two additional double bedrooms and a modern shower room. The third floor features a further double bedroom, which benefits from additional eaves storage, offering versatility for your needs.

Externally, the property benefits from off-road parking at the front, ensuring convenience for residents and visitors alike. The enclosed rear garden provides a private outdoor space, ideal for relaxation or family gatherings.

Situated in a prime location, this home is within close proximity to local shops, bus routes, and the beautiful beach, making it perfect for those who enjoy coastal living. Additionally, it falls within the catchment area for the highly regarded Bay House School, making it an excellent choice for families.

This rare opportunity to acquire a spacious and well-appointed town house in Alverstoke should not be missed. We invite you to arrange a viewing to fully appreciate all that this property has to offer.

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



PROPERTY INFORMATION

ENTRANCE HALL DOWNSTAIRS WC/UTILITY ROOM

6'6 x 5'11 (1.98m x 1.80m)

KITCHEN

11'0 x 9'11 (3.35m x 3.02m)

LIVING ROOM

16'4 x 12'1 (4.98m x 3.68m)

DINING ROOM

17'7 x 12'0 (5.36m x 3.66m)

SITTING ROOM

13'5 x 12'10 (4.09m x 3.91m)

FIRST FLOOR LANDING

BEDROOM ONE

16'3 x 16'2 (4.95m x 4.93m)

BEDROOM FOUR

13'5 x 12'10 (4.09m x 3.91m)

BEDROOM SIX

10'6 x 10'0 (3.20m x 3.05m)

BATHROOM

8'6 x 6'6 (2.59m x 1.98m)

SECOND FLOOR LANDING

BEDROOM TWO

16'3 x 13'6 (4.95m x 4.11m)

BEDROOM FIVE

13'8 x 11'4 (4.17m x 3.45m)

SHOWER ROOM

7'7 x 4'8 (2.31m x 1.42m)

THIRD FLOOR

LOFT ROOM/BEDROOM THREE

16'0 x 10'6 (4.88m x 3.20m)

OUTSIDE FRONT DRIVEWAY

ENCLOSED REAR 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.

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.

REMOVALS

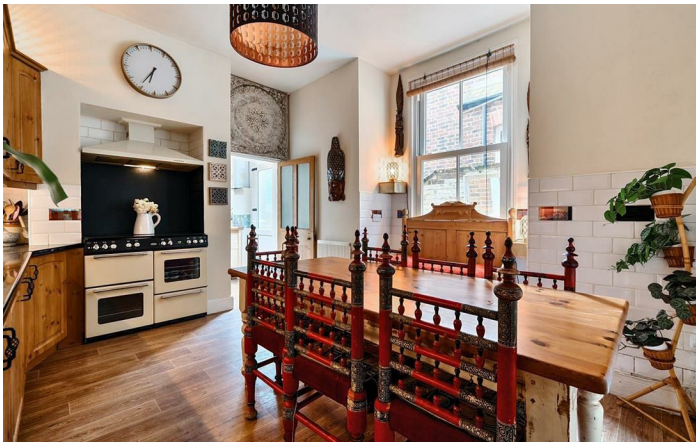
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

FREEHOLD / COUNCIL TAX BAND E



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		
England & Wales		



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

