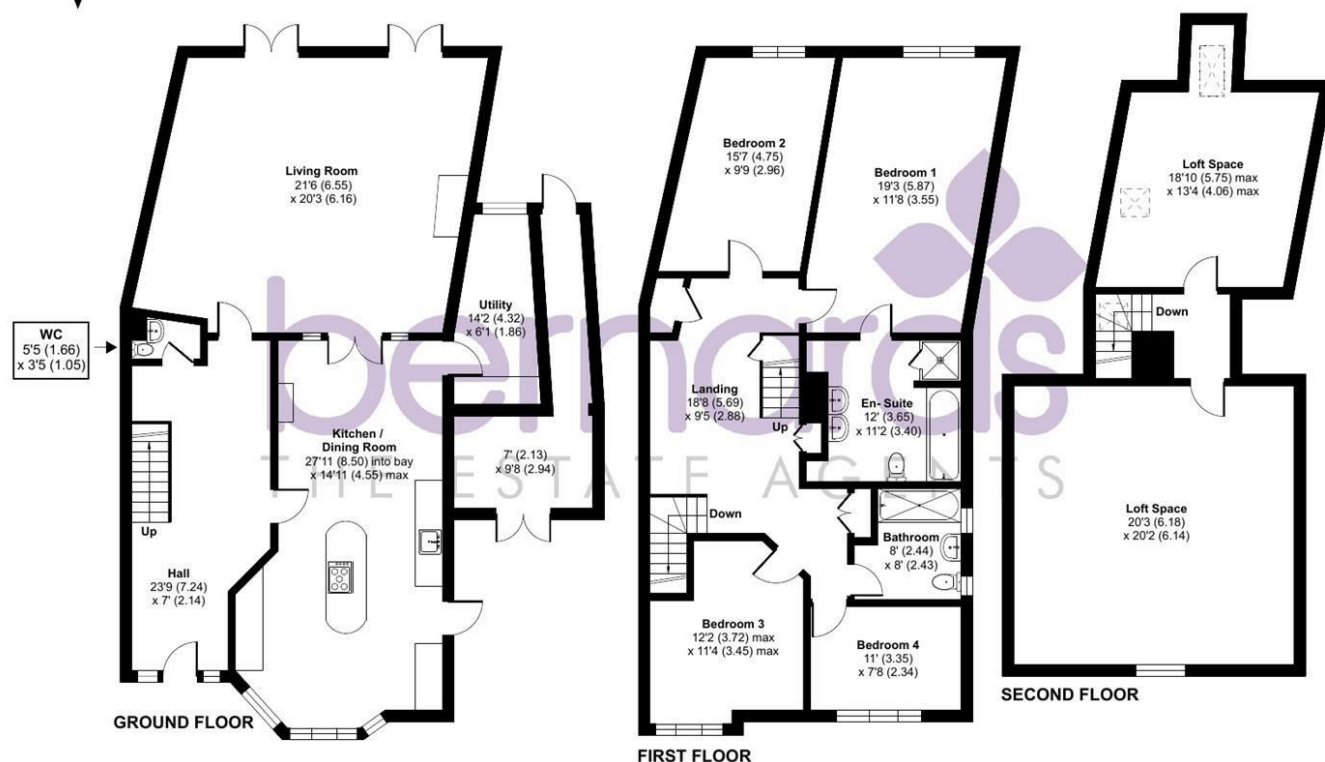




Beech Grove, Gosport, PO12

Approximate Area = 2842 sq ft / 264 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 2950 sq ft / 274 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1299835



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



Asking Price £675,000

Beech Grove, Alverstoke PO12 2EJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI DETACHED HOUSE
- FIVE BEDROOMS
- SPACIOUS KITCHEN/DINER FITTED 2024
- LIVING ROOM OVERLOOKING REAR GARDEN
- DOWNSTAIRS WC
- OFF ROAD PARKING
- ALVERSTOKE LOCATION
- LARGE SOUTH FACING REAR GARDEN
- BAY HOUSE SCHOOL CATCHMENT
- CLOSE TO THE BEACH

Bernards is pleased to present this beautifully extended semi-detached house located on the highly sought-after Beech Grove in Alverstoke, Gosport. Spanning an impressive 2,950 square feet, this property has been thoughtfully improved by the current owner, featuring replaced double glazing, gas central heating, and underfloor heating for added comfort.

Upon entering, you are greeted by a spacious entrance hall that leads to a well-appointed kitchen/diner, newly fitted in 2024 with integrated Neff appliances, a four-way tap, and a charming working fire, perfect for family gatherings. The ground floor also boasts a separate utility room, a convenient downstairs WC, and a generous living room that overlooks the expansive rear garden, creating a serene space for relaxation.

The first floor comprises four well-sized

bedrooms, including a master suite with an en suite bathroom, alongside an additional family bathroom. Ascending to the second floor, you will find another double bedroom and a large walk-in loft eaves storage area, which presents an excellent opportunity for conversion into an additional bedroom if desired.

Outside, the property features a driveway and garage, providing ample parking space. The large rear garden, extending over 100 feet with a southerly aspect, is perfect for outdoor activities and includes a garden shed for storage.

Situated close to Stokes Bay beach and within the catchment area for Bay House School, this property is ideal for families seeking a spacious and well-located home. This is a rare opportunity to acquire a stunning residence in a desirable area, and we invite you to arrange a viewing to fully appreciate all that this home has to offer.

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



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
5'5 x 3'5 (1.65m x 1.04m)
- KITCHEN/DINER**
27'11 x 14'11 (8.51m x 4.55m)
- UTILITY ROOM**
14'2 x 6'1 (4.32m x 1.85m)
- LIVING ROOM**
21'6 x 20'3 (6.55m x 6.17m)

- LANDING**
- BEDROOM ONE**
19'3 x 11'8 (5.87m x 3.56m)
- EN SUITE BATHROOM**
12'0 x 11'2 (3.66m x 3.40m)
- BEDROOM TWO**
15'7 x 9'9 (4.75m x 2.97m)
- BEDROOM THREE**
12'2 x 11'4 (3.71m x 3.45m)
- BEDROOM FOUR**
11'0 x 7'8 (3.35m x 2.34m)
- BATHROOM**
8'0 x 8'0 (2.44m x 2.44m)
- SECOND FLOOR LANDING**
- BEDROOM FIVE**
18'10 x 13'4 (5.74m x 4.06m)
- LOFT EAVES STORAGE**
20'3 x 20'2 (6.17m x 6.15m)

- OUTSIDE**
- DRIVEWAY**
- GARAGE**
Partially converted.
- ENCLOSED REAR GARDEN**
- ANTI-MONEY LAUNDERING (AML)**

We 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

- 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!

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.

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.

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. We 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.

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		



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