

Asking Price £599,995

Fort Road, Gosport PO12 2BU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DOUBLE GARAGE
- ❖ FOUR BEDROOMS
- ❖ CORNER PLOT
- ❖ GROUND FLOOR SHOWER ROOM WITH WC
- ❖ CLOSE TO STOKES BAY BEACH & GOSPORT MARINA
- ❖ POTENTIAL TO CONVERT
- ❖ OFF ROAD PARKING
- ❖ ALVERSTOKE LOCATION

Bernards is pleased to present this impressive four-bedroom detached house situated on Fort Road in the desirable Alverstoke area of Gosport. Spanning an ample 1,819 square feet, this corner plot property boasts attractive gardens, a large driveway with parking for up to four vehicles, and a garage, making it an ideal family home.

Upon entering, you will find a spacious living room that invites relaxation, alongside a separate dining room perfect for entertaining guests. The large kitchen/breakfast room is well-equipped and offers a delightful space for family meals. Additionally, a convenient downstairs shower room with a WC enhances the practicality of the ground floor. A versatile studio space further adds to the appeal, allowing for a home office or creative area.

As you ascend to the first floor, you will discover four

generously sized bedrooms, providing ample space for family or guests. The family bathroom is well-appointed, ensuring comfort for all. The property benefits from double glazing and gas central heating, contributing to a warm and inviting atmosphere throughout.

Located within walking distance to the beautiful Stokes Bay beach and the Stokes Bay Golf Club, this home is perfect for those who enjoy outdoor activities. Furthermore, it falls within the catchment area for Bay House School, making it an excellent choice for families.

This property is a must-see for anyone seeking a spacious and well-located family home in Gosport. We invite you to arrange a viewing to fully appreciate all that this delightful residence has to offer.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## ENTRANCE HALL

### DOWNSTAIRS SHOWER ROOM & WC

9'1 x 6'2 (2.77m x 1.88m)

### LIVING ROOM

15 x 13 (4.57m x 3.96m)

### DINING ROOM

12'4 x 11'1 (3.76m x 3.38m)

### KITCHEN/BREAKFAST ROOM

19'2 x 11'11 (5.84m x 3.63m)

### STUDIO

15'7 x 9'7 (4.75m x 2.92m)

### LANDING

### BEDROOM ONE

15'5 x 10'9 (4.70m x 3.28m)

### BEDROOM TWO

12 x 10'9 (3.66m x 3.28m)

### BEDROOM THREE

10'9 x 9'3 (3.28m x 2.82m)

### BEDROOM FOUR

9'5 x 7'2 (2.87m x 2.18m)

### BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

### OUTSIDE

### FRONT DRIVEWAY

### DOUBLE GARAGE

17'7 x 15'7 (5.36m x 4.75m)

### FRONT & REAR GARDENS

#### 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.



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		
EU Directive 2002/91/EC		



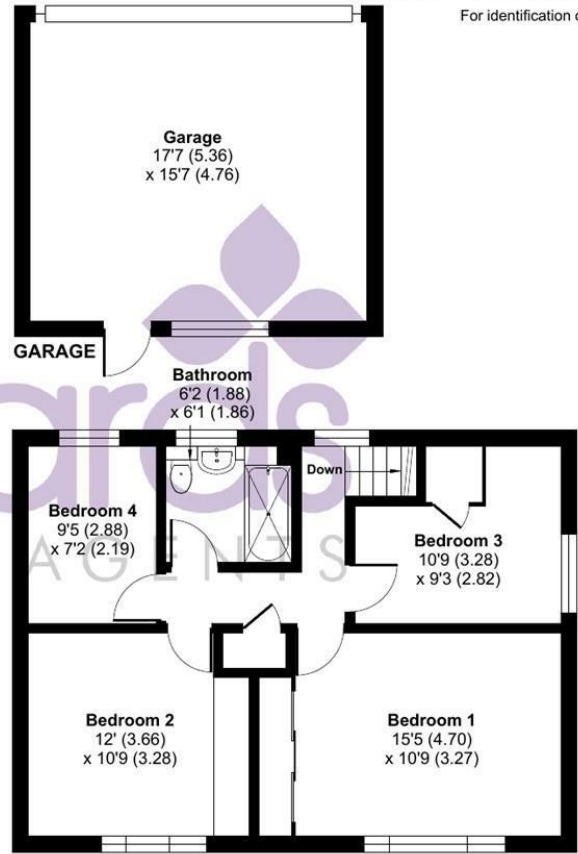
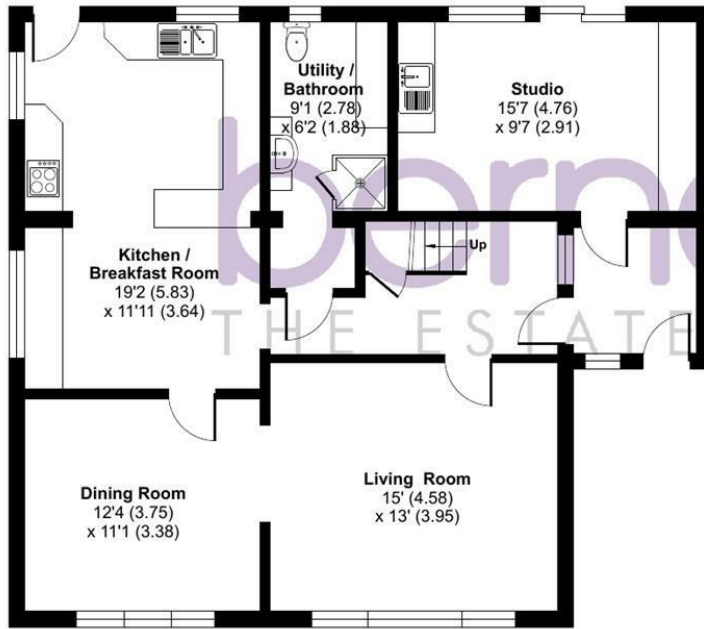
# Fort Road, Gosport, PO12

Approximate Area = 1545 sq ft / 143.5 sq m

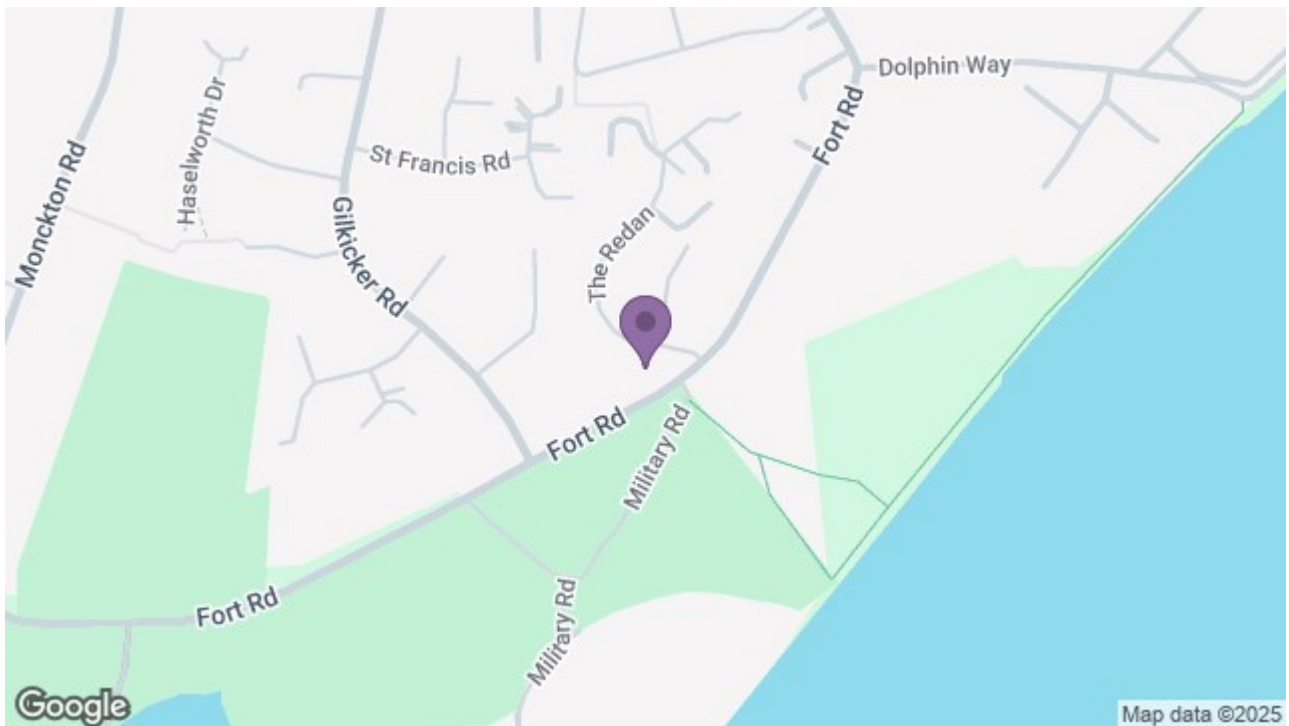
Garage = 274 sq ft / 25.4 sq m

Total = 1819 sq ft / 168.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1309688



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