



Brockhurst Road, Gosport, PO12

Approximate Area = 2810 sq ft / 261 sq m

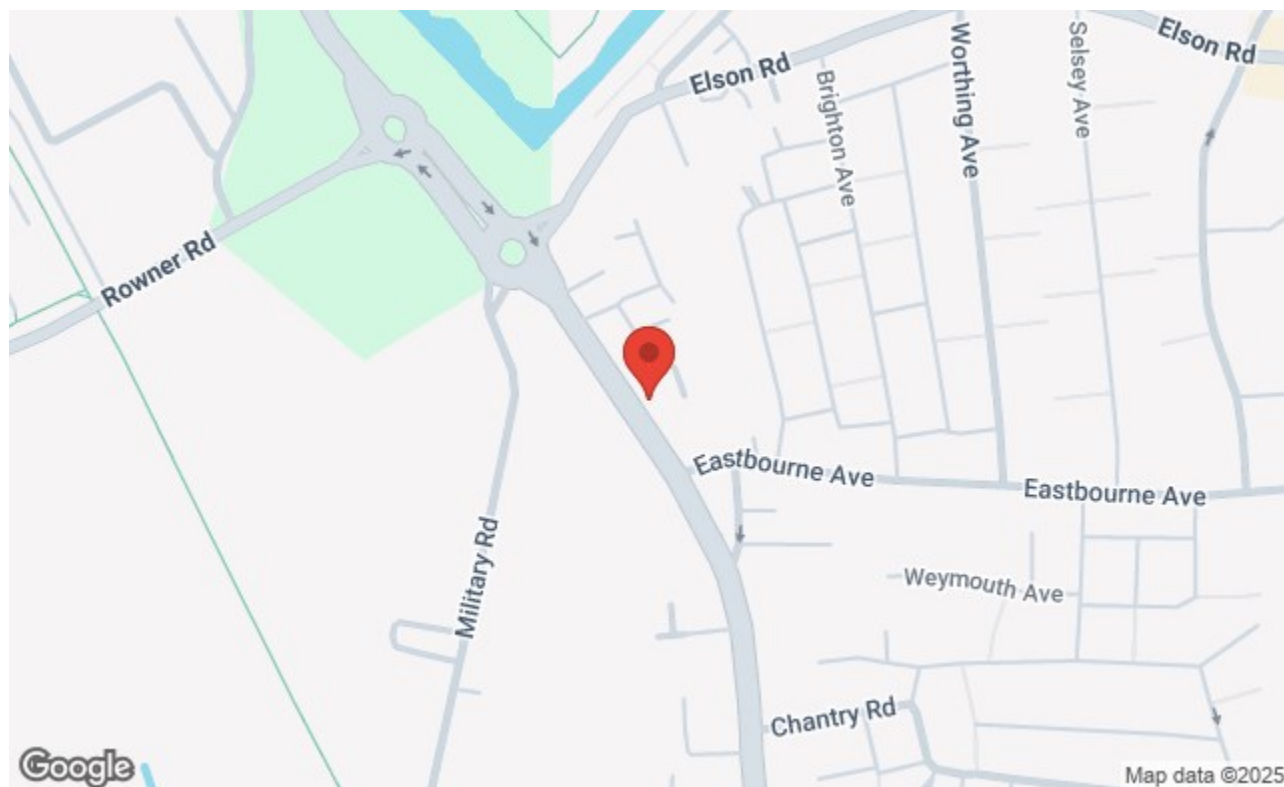
Garage = 156 sq ft / 14.4 sq m

Total = 2966 sq ft / 275.4 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: 1304887



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Price Guide £560,000

Brockhurst Road, Gosport PO12 3BD

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CHARACTER DETACHED HOUSE
- ❖ FIVE/SIX DOUBLE BEDROOMS
- ❖ FOUR RECEPTION ROOMS
- ❖ 24FT FITTED KITCHEN/DINER
- ❖ TWO BATHROOMS
- ❖ DOWNSTAIRS WC
- ❖ DRIVEWAY & GARAGE
- ❖ ENCLOSED REAR GARDEN
- ❖ VERSATILE LIVING ACCOMMODATION

Price Guide **£560,000-£570,000**

Nestled on the charming Brockhurst Road in Gosport, this exquisite detached house, dating back to the 1800s, offers a unique blend of character and modern living. With an impressive five reception rooms, this versatile home is perfect for families or those who enjoy entertaining. The ground floor features a newly fitted kitchen, complete with integrated appliances and bi-fold doors that seamlessly connect to the garden, allowing for an abundance of natural light. Additionally, a separate utility room, a conservatory, and a convenient downstairs WC enhance the practicality of this delightful residence.

Upstairs, you will find five generously sized bedrooms, providing ample space for relaxation and privacy. The family bathroom, fitted approximately three years ago, along with an additional shower room, ensures that the needs of a busy household are well catered for.

The property is equipped with modern conveniences, including double glazing installed around nine years

ago, gas central heating via a combi boiler installed five years ago, and energy-efficient solar panels. These features not only enhance comfort but also contribute to lower energy bills.

Outside, the property boasts a spacious driveway that accommodates up to five vehicles, leading to an integral garage with lighting, providing both convenience and security. The garden offers a tranquil space for outdoor activities and relaxation.

This remarkable home combines historical charm with contemporary amenities, making it an ideal choice for those seeking a spacious and comfortable living environment in a sought-after location. Bernards invites you to explore this exceptional property and envision the possibilities it holds for you and your family.

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



PROPERTY INFORMATION

ENTRANCE HALL
DOWNSTAIRS WC

LIVING ROOM
17'11 x 12'6 (5.46m x 3.81m)

SNUG
15'5 x 9'9 (4.70m x 2.97m)

STUDY
9'10 x 8'10 (3.00m x 2.69m)

CONSERVATORY
16'1 x 9'6 (4.90m x 2.90m)

KITCHEN/DINER
24'2 x 16'3 (7.37m x 4.95m)

BEDROOM 6/RECEPTION ROOM
12'1 x 9'9 (3.68m x 2.97m)

UTILITY ROOM
9'9 x 9'4 (2.97m x 2.84m)

LANDING

BEDROOM ONE
16'2 x 14'8 (4.93m x 4.47m)

BEDROOM TWO
17'10 x 12'7 (5.44m x 3.84m)

BEDROOM THREE
14'11 x 9'11 (4.55m x 3.02m)

BEDROOM FOUR
13'10 x 10'7 (4.22m x 3.23m)

BEDROOM FIVE
11'5 x 9'8 (3.48m x 2.95m)

BATHROOM
7'5 x 6'5 (2.26m x 1.96m)

SHOWER ROOM
9'6 x 6'2 (2.90m x 1.88m)

OUTSIDE

DRIVEWAY

GARAGE
16'0 x 9'11 (4.88m x 3.02m)

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

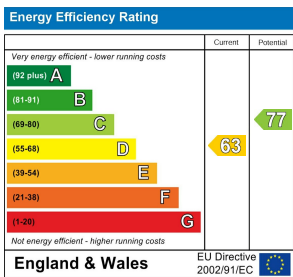
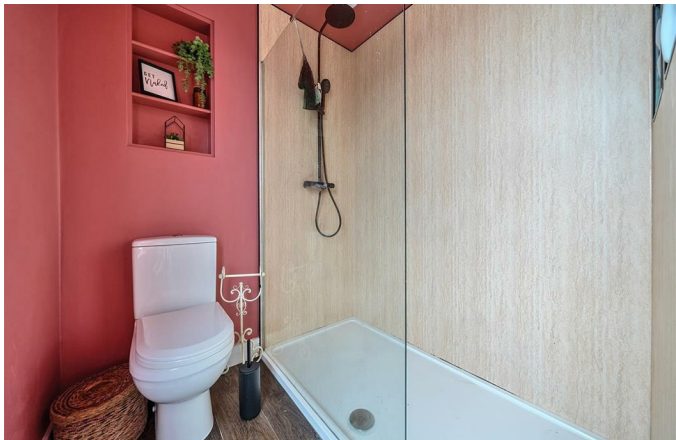
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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