

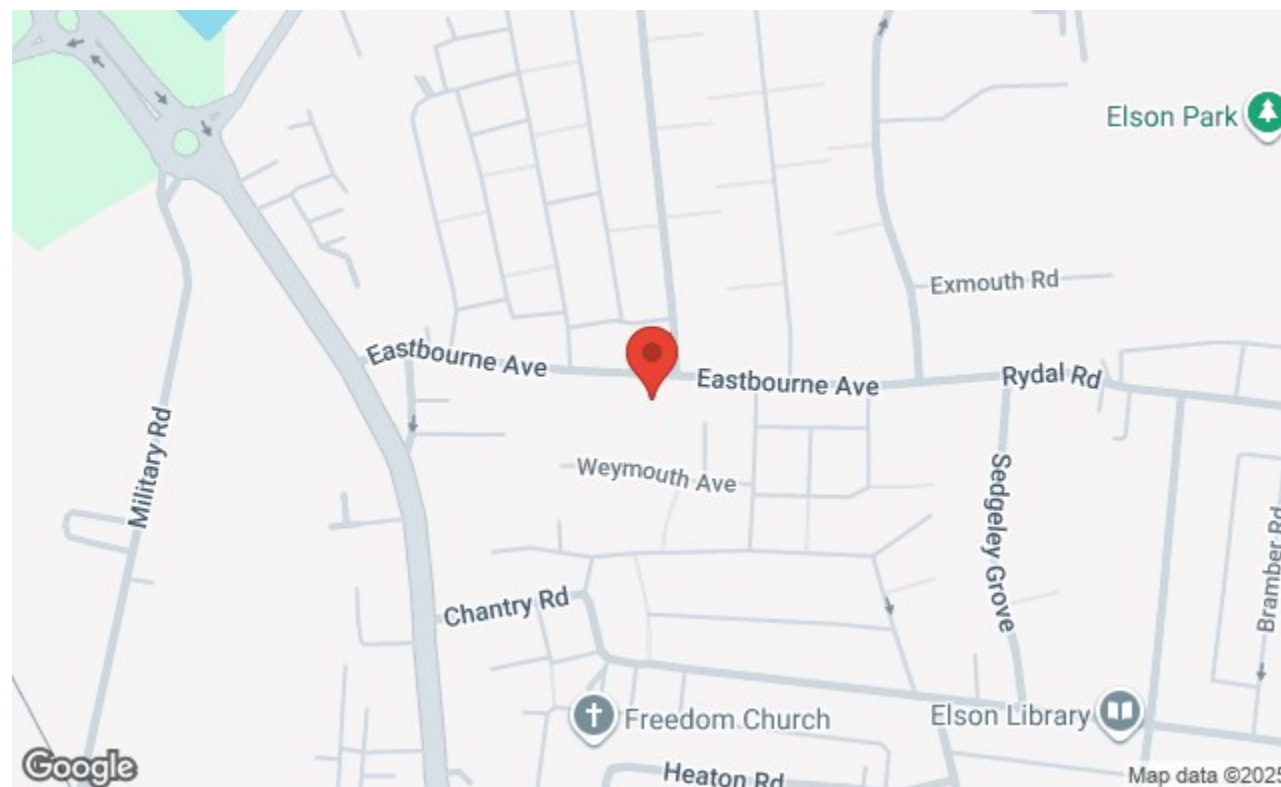


## Eastbourne Avenue, Gosport, PO12

Approximate Area = 879 sq ft / 81.7 sq m  
For identification only - Not to scale



This floor plan was constructed using measurements provided to © richcom 2025 by a third party.  
Produced for Bernards Estate and Letting Agents Ltd. REF: 1313003



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



Offers Over £285,000

Eastbourne Avenue, Gosport PO12 4NU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- REFURBISHED THREE BEDROOM HOUSE
- UPGRADED ELECTRICS
- GAS CENTRAL HEATING WITH NEW RADIATORS
- DOUBLE GLAZING
- NEW KITCHEN
- NEW CARPETS
- NEW INTERNAL DOORS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS

Bernards is pleased to present this charming end-terrace house located on Eastbourne Avenue in the sought-after Elson area of Gosport. This beautifully refurbished property offers a perfect opportunity for first-time buyers seeking a comfortable and modern home.

Spanning an impressive 936 square feet, the house features two inviting reception rooms on the ground floor, providing ample space for relaxation and entertaining. The newly fitted kitchen is both stylish and functional, making it a delightful space for culinary pursuits. The property has been thoughtfully upgraded with new electrics, double glazing, and gas central heating, ensuring a warm and energy-efficient environment throughout.

Upstairs, you will find three well-proportioned bedrooms, ideal for family living or accommodating guests. The bathroom has also been updated, adding to the overall appeal of this lovely home.

Outside, the property boasts a sunny aspect rear garden, perfect for enjoying the outdoors, as well as a front driveway that offers convenient off-road parking. With no onward chain, this home is ready for you to move in and make it your own.

In summary, this end-terrace house on Eastbourne Avenue is a fantastic opportunity for those looking to settle in a vibrant community. With its modern upgrades and spacious layout, it is sure to attract interest. Do not miss the chance to view this delightful property.

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





# PROPERTY INFORMATION

## ENTRANCE PORCH

## ENTRANCE HALL

## LOUNGE

13'3 x 10'4 (4.04m x 3.15m)

## DINING ROOM

11'3 x 9'7 (3.43m x 2.92m)

## KITCHEN

13'9 x 6'0 (4.19m x 1.83m)

## LANDING

## BEDROOM ONE

13'8 x 9'9 (4.17m x 2.97m)

## BEDROOM TWO

11'4 x 10'4 (3.45m x 3.15m)

## BEDROOM THREE

7'0 x 5'9 (2.13m x 1.75m)

## BATHROOM

5'9 x 5'4 (1.75m x 1.63m)

## 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 C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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