

Offers Over £130,000

34 Forton Road, Gosport PO12 4TH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SECOND FLOOR APARTMENT
- ❖ TWO BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ MODERN FITTED KITCHEN
- ❖ IDEAL FIRST TIME BUY
- ❖ DOUBLE GLAZING
- ❖ NO ONWARD CHAIN
- ❖ TOWN CENTRE LOCATION
- ❖ CLOSE TO SHOPS & BUS ROUTES
- A MUST VIEW!

Nestled in the heart of Gosport, on the desirable Forton Road, this modern two-bedroom flat presents an excellent opportunity for first-time buyers or those seeking a convenient lifestyle. Built in 2005, this purpose-built apartment spans an impressive 517 square feet and is located on the second floor, offering a comfortable and contemporary living space.

Upon entering, you will find a spacious reception room that serves as the perfect setting for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample space for rest and personalisation. The modern fitted kitchen is both functional and stylish, making meal preparation a delight. The bathroom is conveniently located, ensuring ease of access for

residents and guests alike.

One of the standout features of this property is the allocated parking space, a rare find in such a central location. The flat is situated close to a variety of shops and bus routes, making it easy to access all the amenities that Gosport has to offer. With no onward chain, this property is ready for you to move in and make it your own.

In summary, this two-bedroom flat on Forton Road is a fantastic opportunity for those looking to embrace a modern lifestyle in a vibrant town centre. With its appealing features and prime location, it is not to be missed.

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





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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

7'3 x 5'10 (2.21m x 1.78m)

LIVING ROOM

15'6 x 10'8 (4.72m x 3.25m)

BEDROOM ONE

10'11 x 7'7 (3.33m x 2.31m)

BEDROOM TWO

9'3 x 7'8 (2.82m x 2.34m)

BATHROOM

7'0 x 5'11 (2.13m x 1.80m)

OUTSIDE

LEASEHOLD INFORMATION

We are informed by our seller that there is 105 years remaining on lease. No ground rent to pay. Service Charge £1690 per annum.

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

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.

Bernards Mortgage & Protection

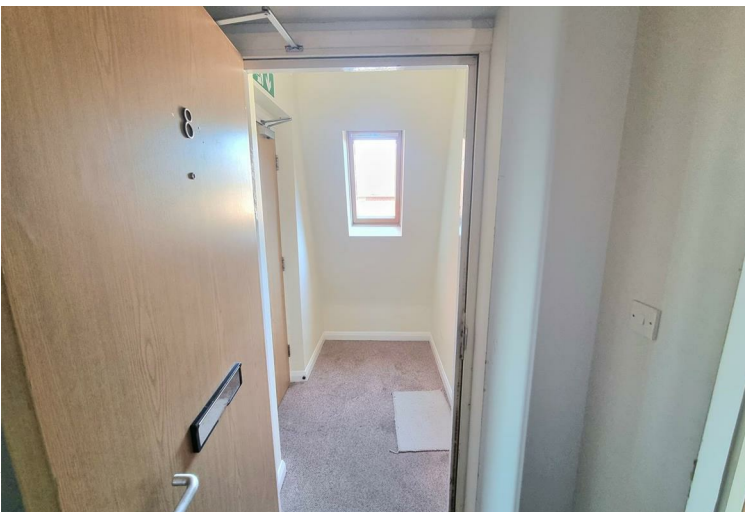
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

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.

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.



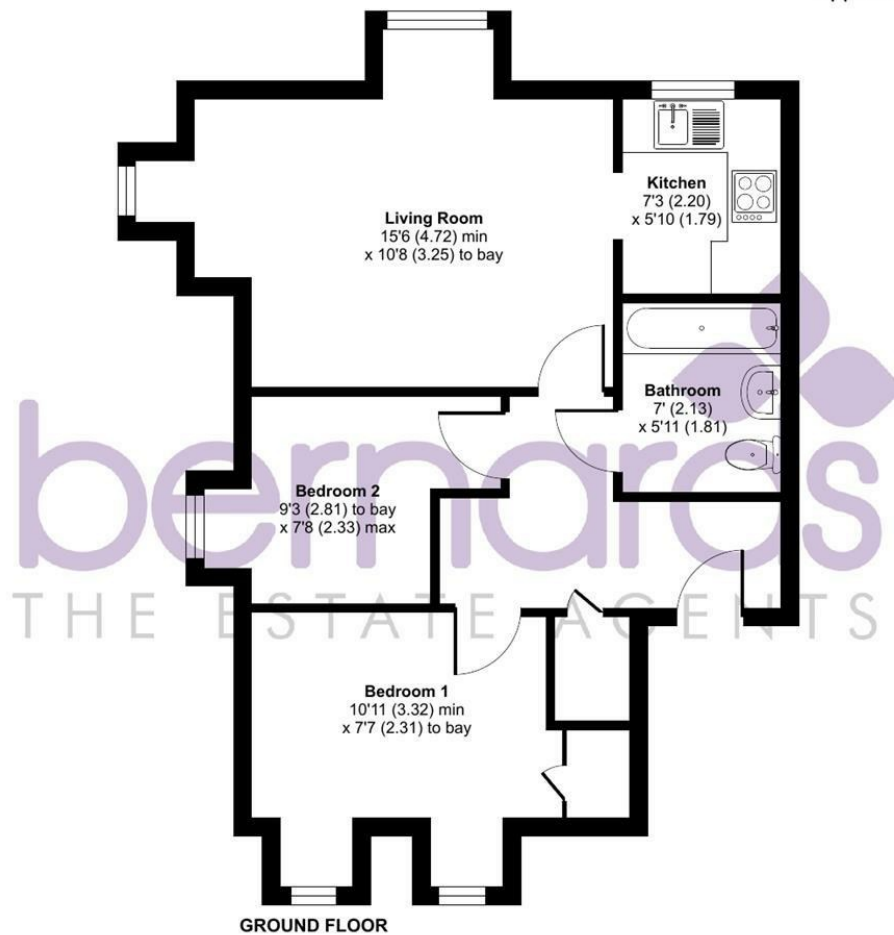
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



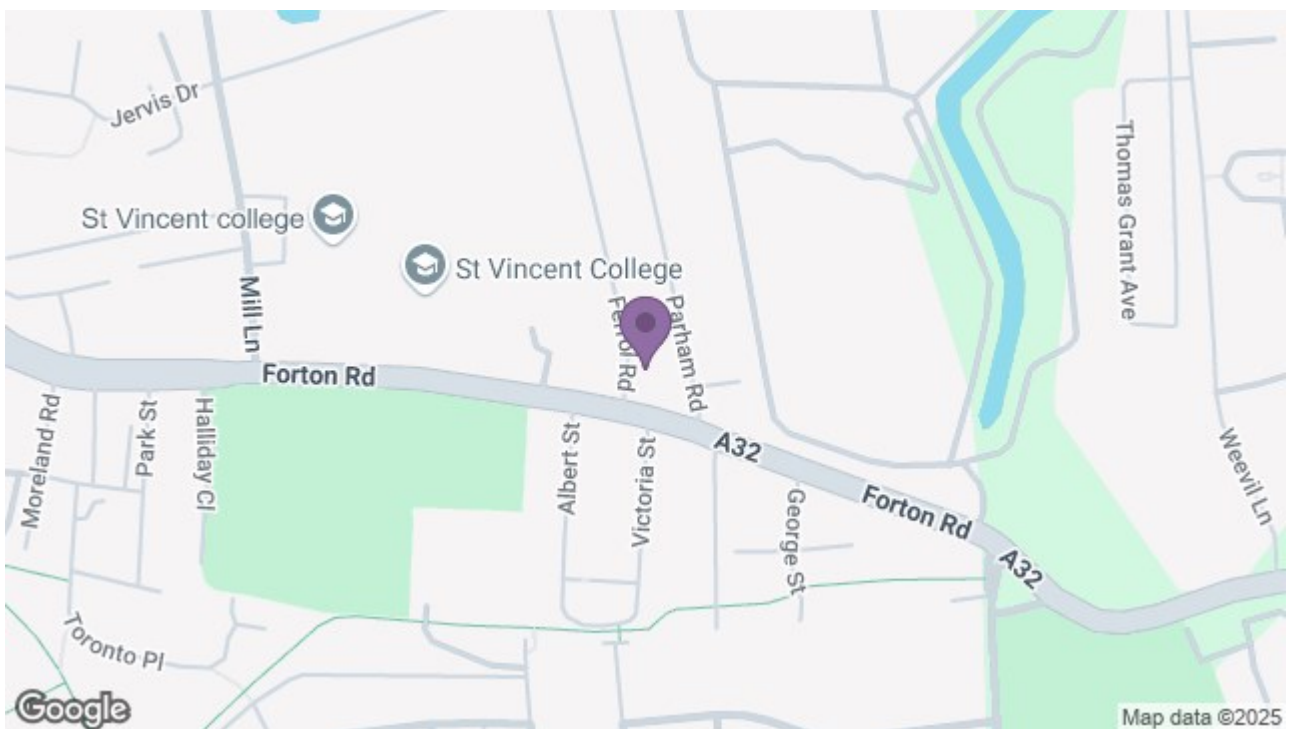
Forton Road, Gosport, PO12

Approximate Area = 525 sq ft / 48.7 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: 1309882



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