



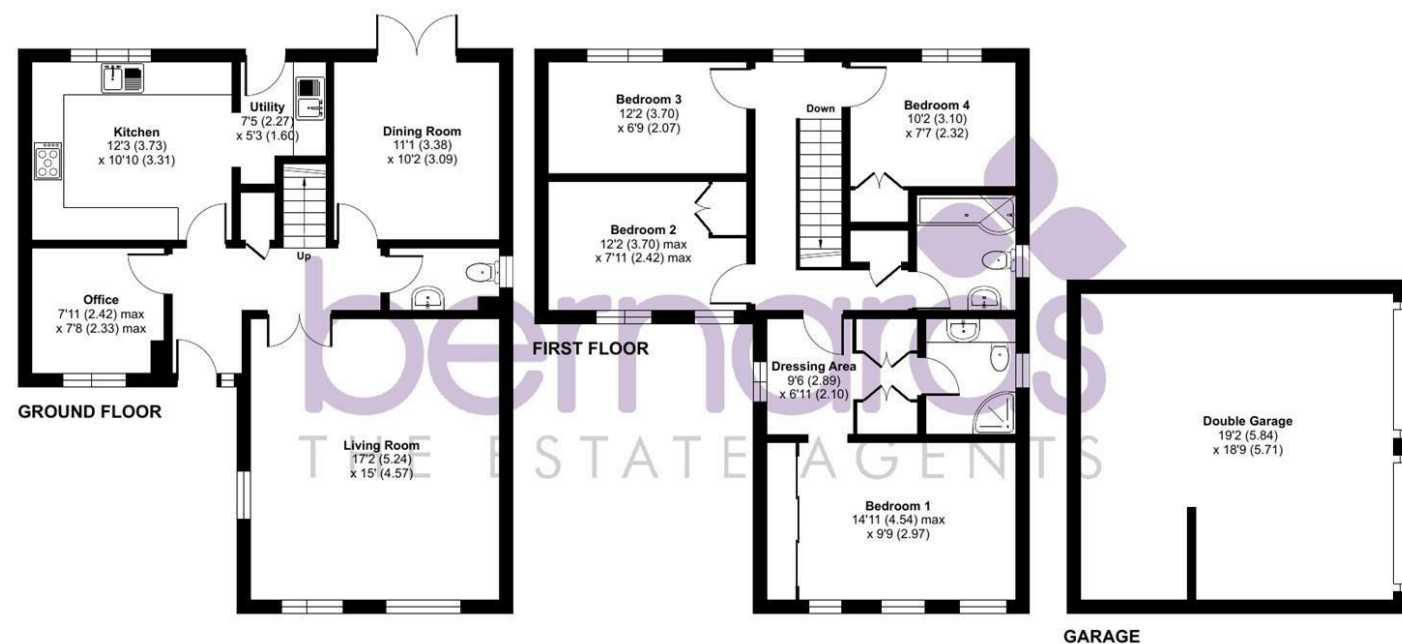
Lichfield Drive, PO12

Approximate Area = 1458 sq ft / 135.4 sq m

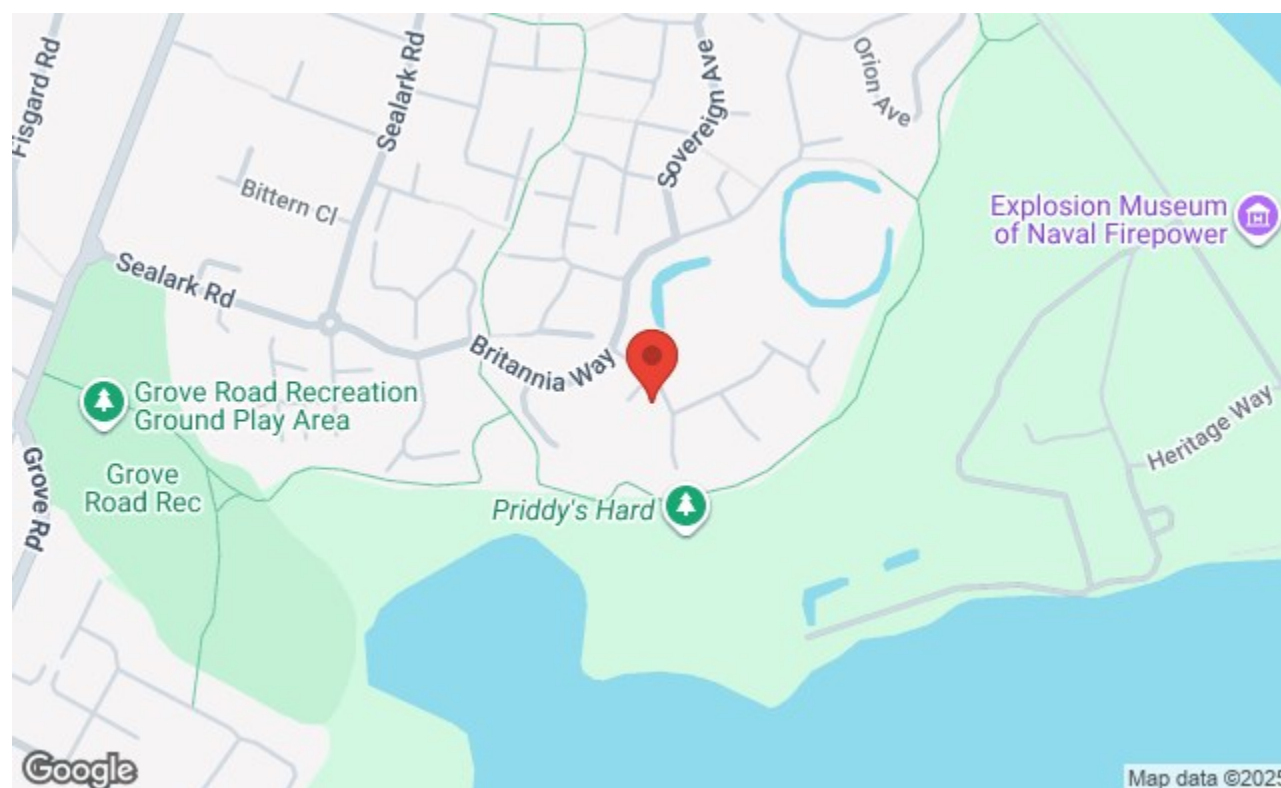
Garage = 359 sq ft / 33.3 sq m

Total = 1817 sq ft / 168.8 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1234410



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



Guide Price £565,000

Lichfield Drive, Priddys Hard PO12 4GB

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ ENSUITE AND DRESSING ROOM TO BEDROOM ONE
- ❖ KITCHEN AND UTILITY ROOM
- ❖ LARGE LIVING ROOM AND SEPERATE DINING ROOM
- ❖ DOWNSTAIRS OFFICE
- ❖ CUL-DE-SAC LOCATION
- ❖ DOUBLE GARAGE
- ❖ DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ REQUESTED LOCATION

Nestled in the sought-after area of Lichfield Drive, Gosport, this impressive detached house offers a perfect blend of comfort and style. Spanning an expansive 1,817 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a ground floor office space, kitchen with a utility room and separate dining room, providing ample space for both relaxation and entertaining. The large living room is particularly inviting, featuring a charming log burner that adds warmth and character, perfect for cosy evenings in.

The property also includes a family bathroom and ensuite to bedroom one,

ensuring convenience for family living. The south-facing rear garden is a delightful outdoor space, ideal for enjoying sunny days and hosting gatherings.

For those with vehicles, the property offers generous parking for up to six vehicles, complemented by a double garage, providing both security and additional storage options.

This home is situated in a requested location, making it a rare find in the market. With its combination of space, modern amenities, and a lovely garden, this property is sure to appeal to families and individuals alike. Do not miss the opportunity to make this wonderful house your new home.

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



PROPERTY INFORMATION

LIVING ROOM
17'2" * 14'11" (5.24 * 4.57)

DINING ROOM
11'1" * 10'1" (3.38 * 3.09)

KITCHEN
12'2" * 10'10" (3.73 * 3.31)

UTILITY
7'5" * 5'2" (2.27 * 1.60)

OFFICE
7'11" * 7'7" (2.42 * 2.33)

BEDROOM ONE
14'10" * 9'8" (4.54 * 2.97)

DRESSING AREA
9'5" * 6'10" (2.89 * 2.10)

BEDROOM TWO
12'1" * 7'11" (3.70 * 2.42)

BEDROOM THREE
12'1" * 6'9" (3.70 * 2.07)

BEDROOM FOUR
10'2" * 7'7" (3.10 * 2.32)

DOUBLE GARAGE
19'1" * 18'8" (5.84 * 5.71)

COUNCIL TAX BAND F

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.

ANTI-MONEY LAUNDERING (AML)

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

REMOVAL QUOTE

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.

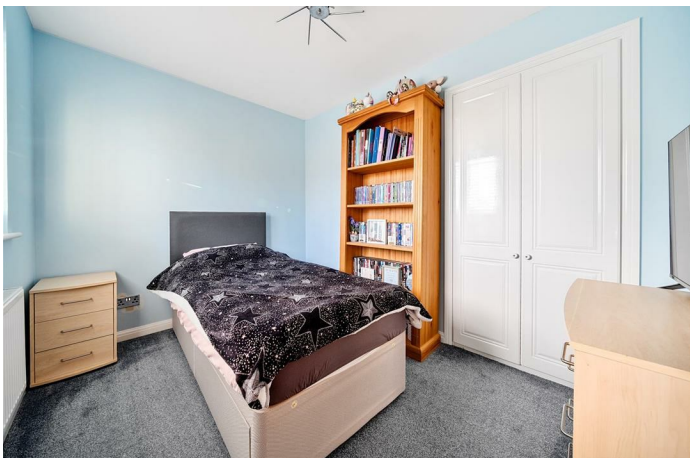
OFFER CHECK PROCEDURE

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.

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!



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	75	83
England & Wales		



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