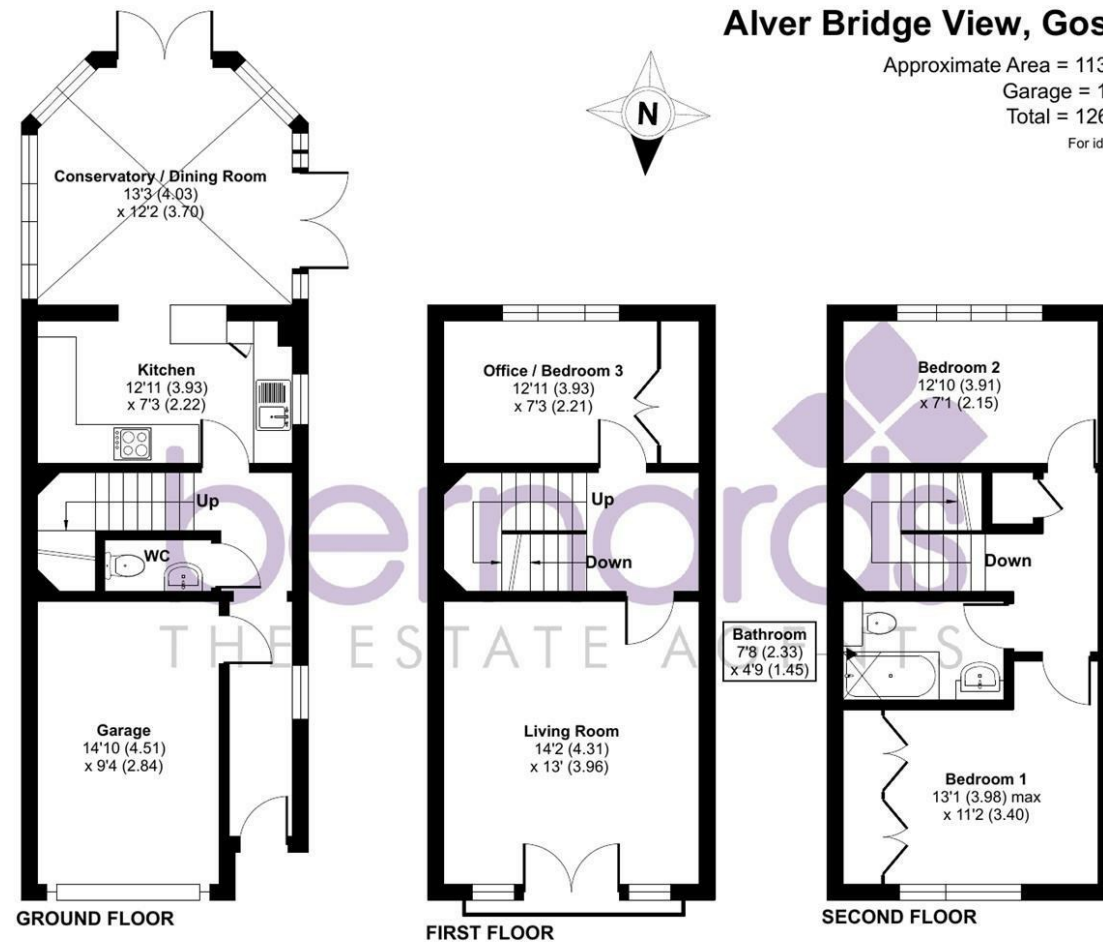
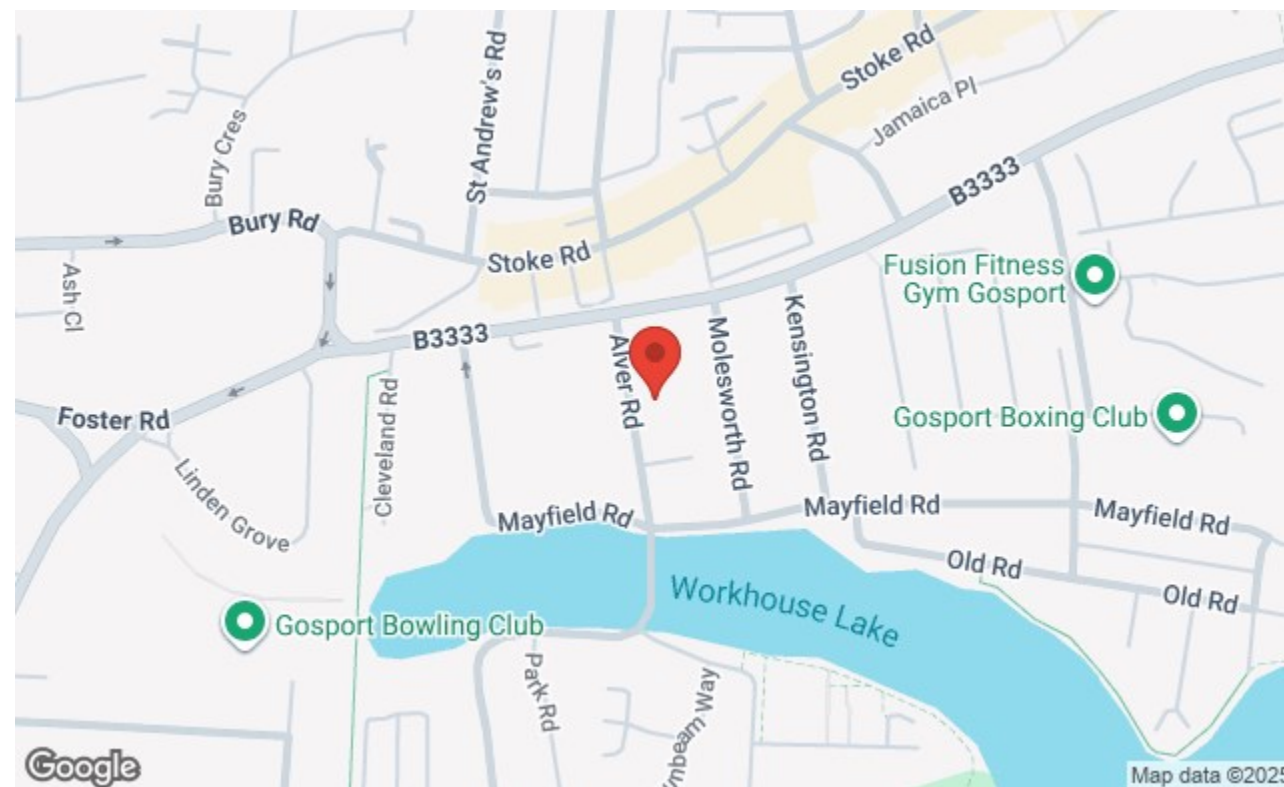


Alver Bridge View, Gosport, PO12

Approximate Area = 1133 sq ft / 105.2 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1268 sq ft / 117.7 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1358732



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



Asking Price £330,000

Alver Bridge View, Gosport PO12 2JB

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HIGHLIGHTS

- Views over workhouse Lake
- Three double bedrooms
- Driveway and garage
- Modernised throughout
- Downstairs w/c
- Large lounge diner with balcony
- Kitchen with fitted appliances and open dining space
- Enclosed rear garden
- Walking distance to Town
- Move in condition

A modern three bedroom townhouse in a sought-after Alverstoke location, boasting stunning water views across Workhouse Lake and just a short stroll from Gosport town centre.

This attractive home offers versatile accommodation arranged over three floors and is ideal for families, professionals or anyone wanting to enjoy a peaceful waterside setting with all amenities close at hand.

On the ground floor, the entrance hall leads to a modern fitted kitchen, complete with generous quartz worktop space and integrated appliances, which flows seamlessly into a bright conservatory used as a lounge/dining area. From here, doors open directly onto the rear garden, creating an excellent space for entertaining. A convenient WC is also located on this level.

The first floor is home to a large lounge with

balcony, perfectly positioned to enjoy the open views over Workman's Lake – a standout feature of this property. Also on this floor is the third bedroom, a comfortable double that can easily be used as a guest room or home office.

The top floor comprises two further double bedrooms, including the master, along with a well-presented family bathroom.

Externally, the property benefits from a driveway providing parking for one car, an integral garage with electric up and over door, and a low-maintenance rear garden.

Situated within walking distance of the town centre, transport links, local schools and the charming Alverstoke village, the location offers both convenience and a relaxed lifestyle by the water.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN
12'10" x 7'3" (3.93 x 2.22)

CONSERVATORY/DINING ROOM
13'2" x 12'1" (4.03 x 3.70)

LIVING ROOM
14'1" x 12'11" (4.31 x 3.96)

BEDROOM ONE
13'0" x 11'1" (3.98 x 3.40)

BEDROOM TWO
12'9" x 7'0" (3.91 x 2.15)

BEDROOM THREE
12'10" x 7'3" (3.93 x 2.21)

BATHROOM
7'7" x 4'9" (2.33 x 1.45)

DOWNSTAIRS W/C

GARAGE
18'0" x 9'3" (5.51 x 2.84)

TENURE - FREEHOLD

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

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!

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.

REMOVALS 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.

SOLICITOR
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



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		
England & Wales		



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