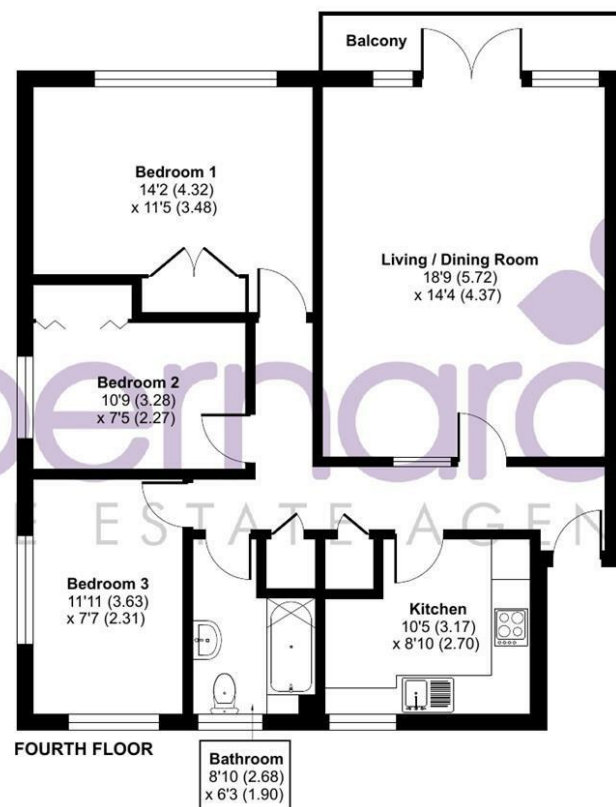




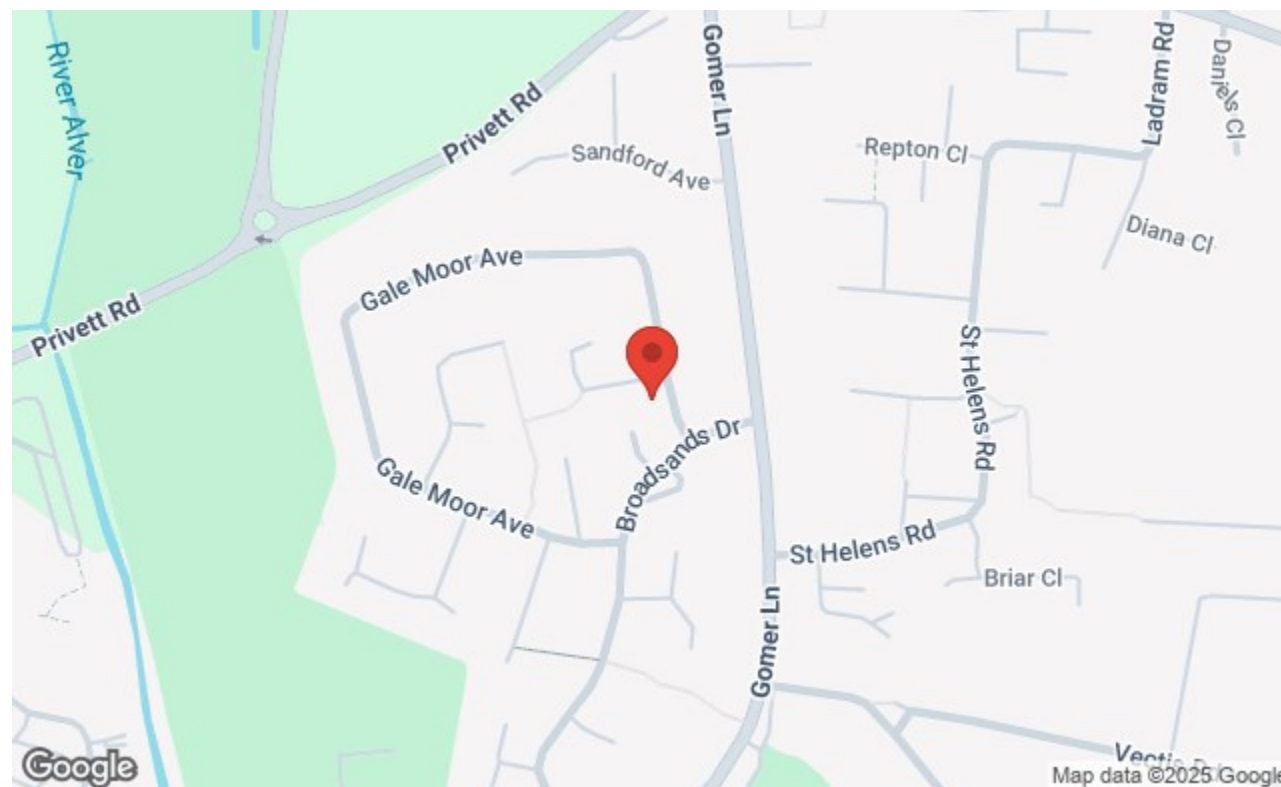
## Gale Moor Avenue, Gosport, PO12

Approximate Area = 890 sq ft / 82.6 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: 1359335



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



Asking Price £200,000

Gale Moor Avenue, Gosport PO12 2TP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Popular residential spot close to Gosport's scenic waterfront
- Top floor position offering elevated views across the Solent and towards the Isle of Wight
- Modern fitted kitchen with integrated appliances and a cleverly placed breakfast bar perfectly positioned to enjoy the sea views.
- Spacious lounge-diner with plenty of natural light
- Direct access to a private balcony overlooking the playing fields.
- Three generous double bedrooms, all well presented and featuring a variety of fitted storage options.
- Residents' parking available plus the additional benefit of a shared double garage for secure storage or extra parking.
- Fantastic location just a short stroll from the waterfront, local parks, shops, and transport links to Gosport and Portsmouth.
- Well maintained throughout and ready to move straight into

• Ideal for First Time Buyers and Investors

Set in a sought-after residential area close to the waterfront, this beautifully maintained top floor apartment offers generous living space, modern finishes, and wonderful views across the Solent and Isle of Wight.

Inside, a stylish contemporary kitchen features sleek units, integrated appliances, and a cleverly positioned breakfast bar where you can enjoy stunning sea views while you dine. Across the hallway, a bright and spacious lounge-diner provides an ideal area for relaxing or entertaining, with doors opening onto a private balcony overlooking the playing fields.

There are three well-proportioned bedrooms, two doubles and one single, each offering a selection of fitted storage, plus a modern family bathroom.

Additional benefits include residents' parking and access to a shared double garage, providing excellent storage or parking options.

Perfectly positioned close to Gosport's scenic waterfront, local amenities, and transport links, this apartment makes an ideal home for professionals, families, or those looking to enjoy coastal living in a convenient location.

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





# PROPERTY INFORMATION

**LIVING ROOM**  
18'9" x 14'4" (5.72 x 4.37)

**KITCHEN**  
10'4" x 8'10" (3.17 x 2.70)

**BEDROOM ONE**  
14'2" x 11'5" (4.32 x 3.48)

**BEDROOM TWO**  
10'9" x 7'5" (3.28 x 2.27)

**BEDROOM THREE**  
11'10" x 7'6" (3.63 x 2.31)

**BATHROOM**  
8'9" x 6'2" (2.68 x 1.90)

**TENURE - LEASEHOLD**

## LEASEHOLD INFORMATION

Please we have been informed by the vendor of the following leasehold information.

These details should always be verified via your chosen solicitor.

Lease Length remaining - 107 years  
Maintenance Charge - £1,327 p/a + £600 p/a sinking fund contribution  
Ground Rent - £40 p/a

## 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 on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## REMOVAL 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.

## 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.



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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