

Asking Price £315,000

The Granary and Bakery, Royal
Clarence Yard, Gosport PO12 1AX

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BRAND NEW CONVERSION
- ❖ WATERSIDE APARTMENT
- ❖ HIGH SPECIFICATION THROUGHOUT
- ❖ MARINA LOCATION
- ❖ MODERN KITCHEN
- ❖ GRADE TWO LISTED BUILDING
- ❖ OFF ROAD PARKING
- ❖ NO FORWARD CHAIN
- ❖ PRIME LOCATION
- A MUST VIEW

Step into a rare blend of historic charm and modern sophistication at this stunning first-floor apartment within the iconic Granary & Bakery — one of Royal Clarence Yard's most distinguished Grade II* listed buildings.

Originally part of the Royal Navy's victualling yard, this beautifully restored residence retains its original architectural character, with soaring ceilings, exposed brickwork, and cast-iron features that celebrate its maritime heritage. The apartment offers bright, generously-proportioned living spaces with large sash windows that flood the interior with natural light. The open-plan lounge and dining area create a welcoming atmosphere, seamlessly flowing into a contemporary fitted kitchen with integrated appliances — ideal for both entertaining and

everyday living.

The principal bedroom is spacious and serene, complemented by a stylish modern bathroom and ample storage throughout. High-quality finishes, from the flooring to the fixtures, ensure a sense of comfort and understated luxury. Situated within the secure, gated community of Royal Clarence Marina, residents enjoy beautifully landscaped courtyards, private parking, and a tranquil waterfront setting with cafés, restaurants, and the marina promenade just steps away. Excellent transport links to Portsmouth, Fareham, and Southampton make this an ideal home for professionals, downsizers, or anyone seeking an elegant coastal lifestyle.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

34'3" x 14'6" (10.44m x 4.42m)

BEDROOM ONE

20'1" x 9'4" max (6.12m x 2.84m max)

ENSUITE

8'7" x 5'8" (2.62m x 1.73m)

BEDROOM TWO

15'4" x 9'6" (4.67m x 2.90m)

ENSUITE

5'4" x 5'10" (1.63m x 1.78m)

W.C

3'11" x 7'3" (1.19m x 2.21m)

Anti-Money Laundering

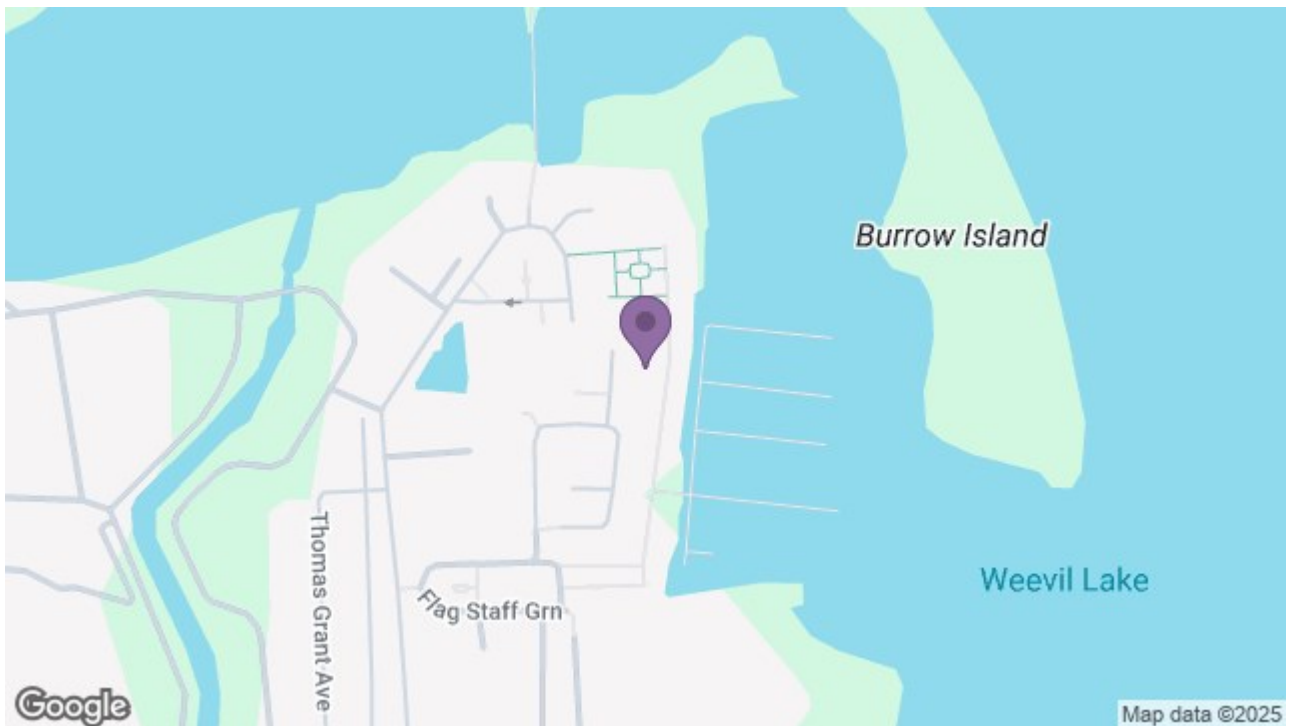
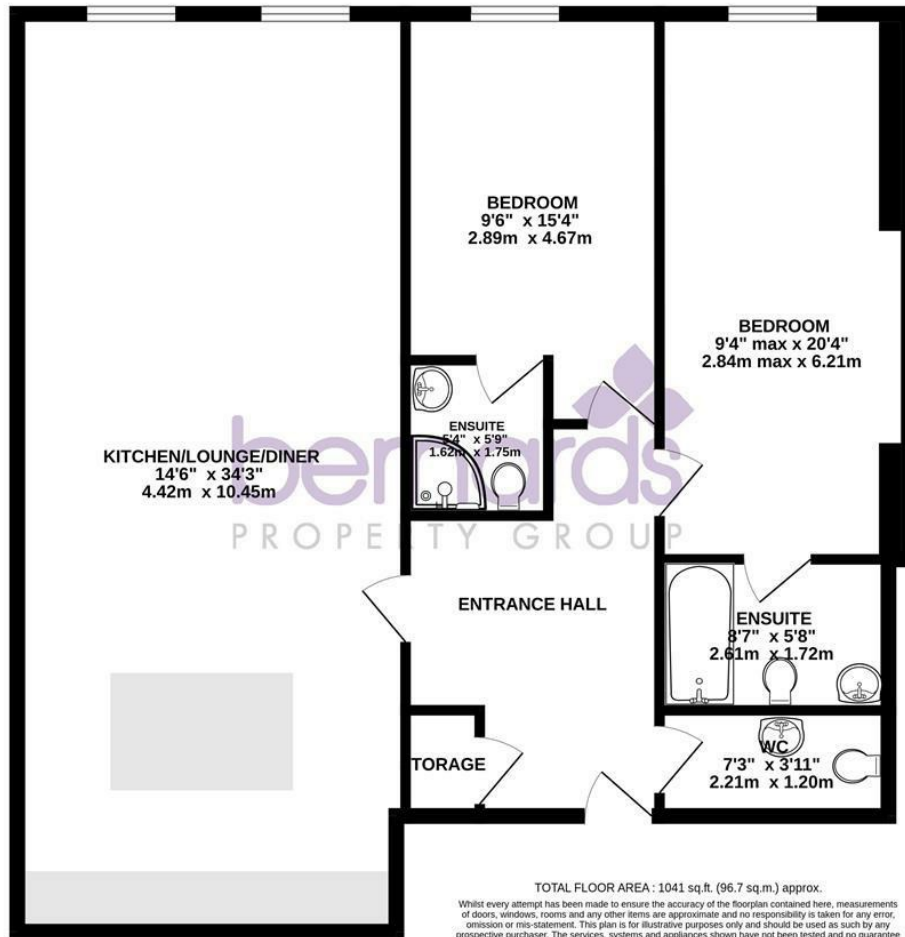
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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



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		



1ST FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



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