

Guide Price £315,000

Royal Clarence Yard, Gosport PO12
1AX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOM
- ❖ TWO ENSUITES
- ❖ BRAND NEW CONVERSION
- ❖ WATERSIDE APARTMENT
- ❖ BALCONY
- ❖ OFF ROAD PARKING
- ❖ LUXURY SPECIFICATION
- ❖ PRIME LOCATION
- ❖ NO FORWARD CHAIN
- ❖ 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

14'8" x 34'5" (4.47m x 10.49m)

BEDROOM ONE

20'3" x 8'5" (6.17m x 2.57m)

ENSUITE

6'10" x 5'8" (2.08m x 1.73m)

BEDROOM TWO

10'4" x 16' (3.15m x 4.88m)

ENSUITE

6'5" x 6'1" (1.96m x 1.85m)

W.C

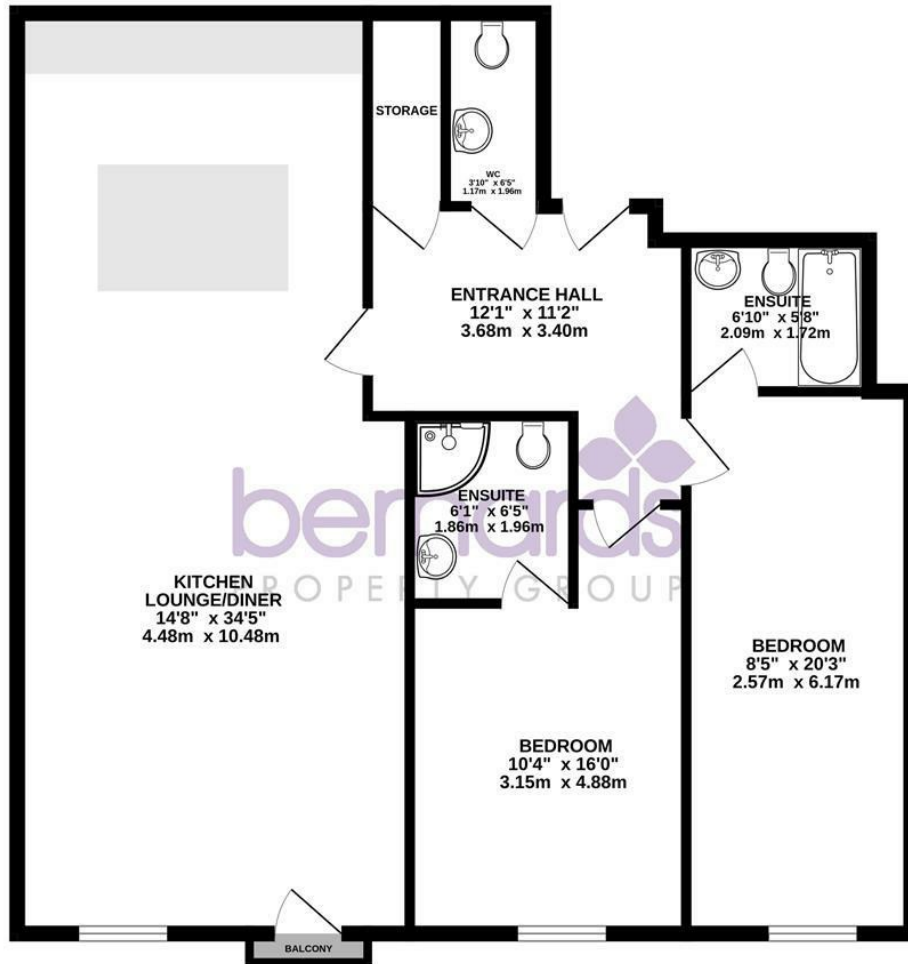
3'10" x 6'5" (1.17m x 1.96m)



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		

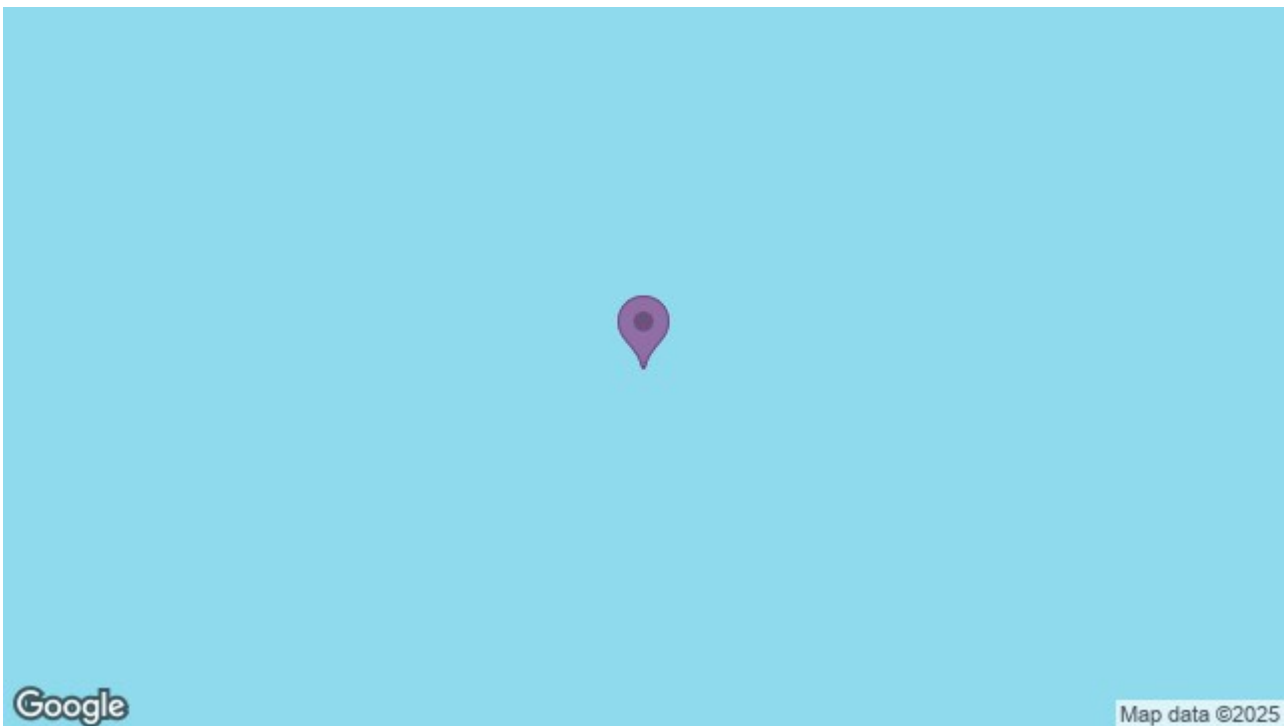


1ST FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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