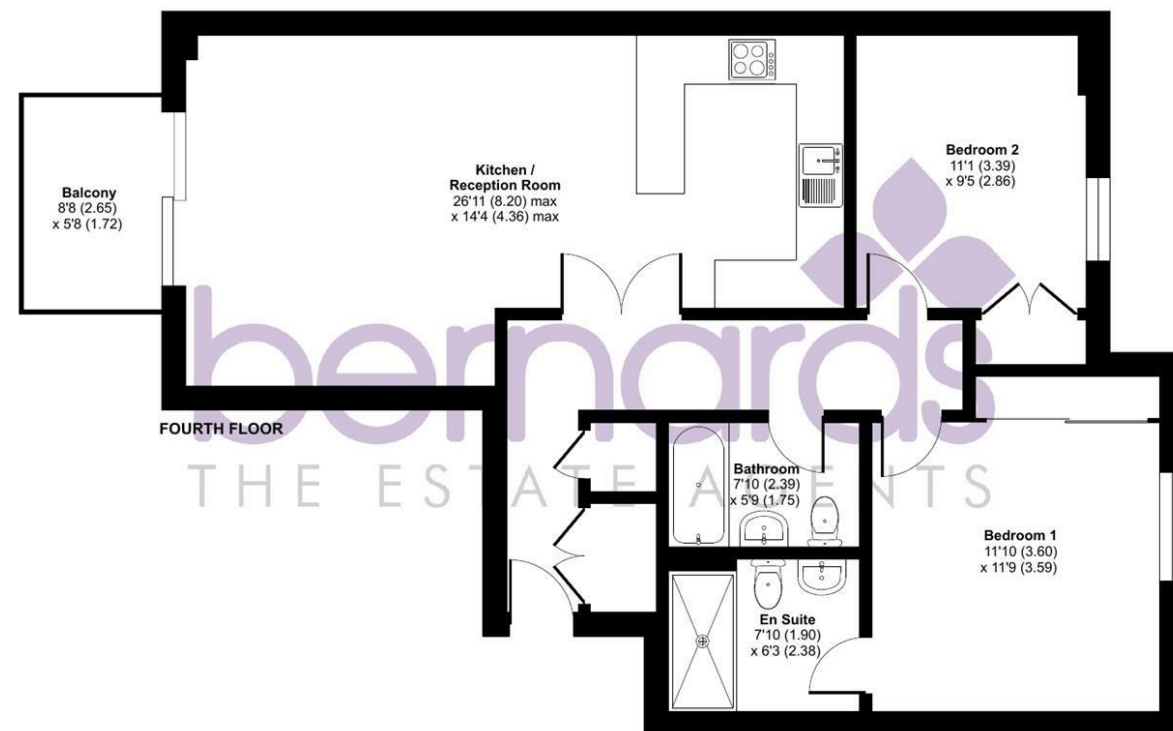




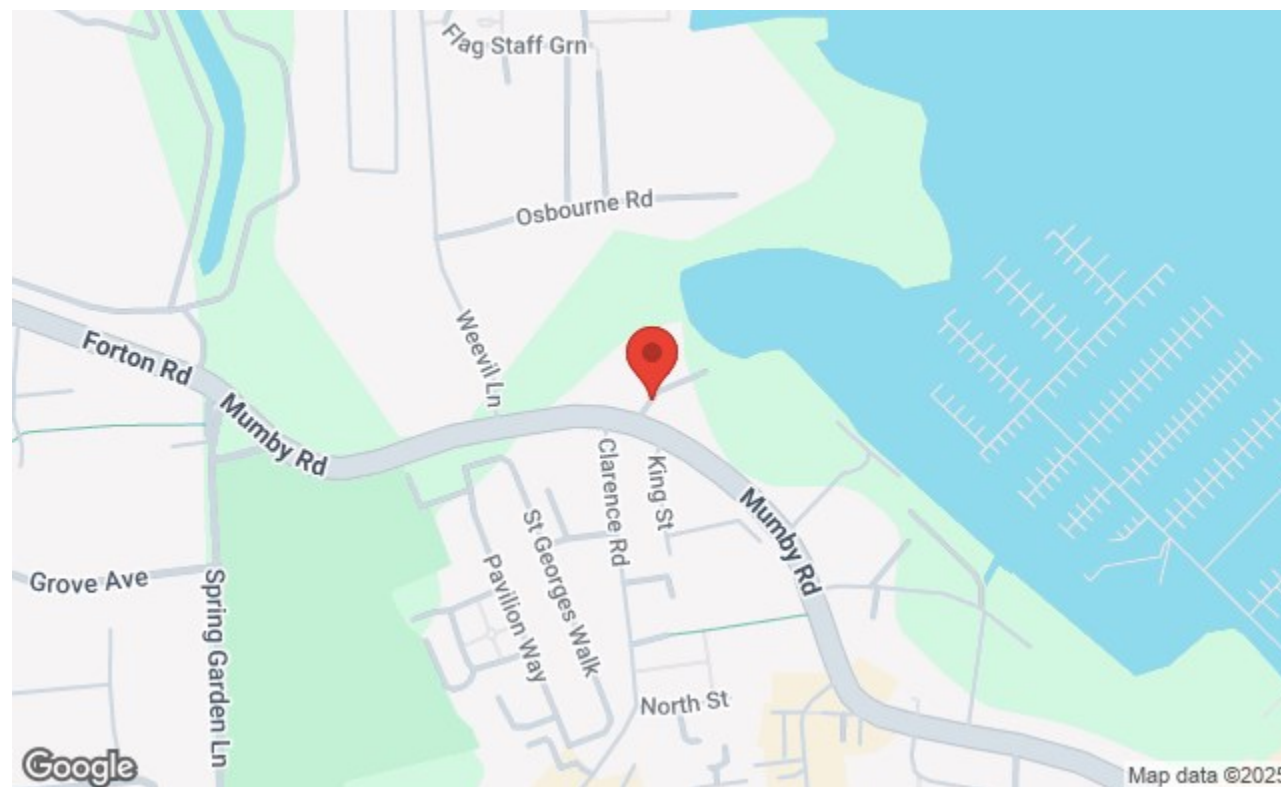
## Sanderling Lodge, Rope Quays, Gosport, PO12

Approximate Area = 855 sq ft / 79.4 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1380488



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



Asking Price £300,000

Rope Quays, Gosport PO12 1EN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Exceptional Two-Bedroom Apartment
- ❖ Panoramic Harbour Views
- ❖ Prime waterside location
- ❖ Secure gated entrance with allocated parking
- ❖ Lift access to all floors
- ❖ Double glazing and electric heating
- ❖ Two generous double bedrooms
- ❖ En Suite
- ❖ Private balcony
- ❖ Impressive open-plan kitchen

Bernards are delighted to present this exceptional two bedroom fourth floor apartment, boasting breathtaking panoramic views over Portsmouth Harbour.

Located within the prestigious Rope Quays development, this spacious 855 sq. ft. residence enjoys a prime waterside position in the heart of Gosport town centre—just a short stroll from the High Street and the Gosport ferry terminal, offering easy access to Portsmouth and beyond.

Accessed via a secure gated entrance, the property benefits from covered underground car parking space, along with lift access to all floors for added convenience.

Internally, the apartment features double

glazing, electric heating, and a contemporary layout ideal for modern living. The accommodation includes two generous sized double bedrooms. The master bedroom benefits from an en suite shower room, and there is a further modern bathroom with Kardnean tiles to serve the rest of the property.

At the heart of the home is an impressive open-plan kitchen, dining, and living area, which opens out to a private balcony. This outdoor space offers uninterrupted, panoramic views across Portsmouth Harbour—an ideal setting for entertaining or unwinding.

This outstanding penthouse is a rare opportunity to enjoy luxury waterside living in a vibrant and well-connected location. Early viewing is highly recommended.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

### OPEN PLAN KITCHEN TO LOUNGE/DINER

26'11 x 14'4 (8.20m x 4.37m)

### BALCONY

8'8 x 5'8 (2.64m x 1.73m)

### BEDROOM ONE

11'10 x 11'9 (3.61m x 3.58m)

### EN SUITE

7'10 x 6'3 (2.39m x 1.91m)

### BEDROOM TWO

11'1 x 9'5 (3.38m x 2.87m)

### BATHROOM

7'10 x 5'9 (2.39m x 1.75m)

## OUTSIDE

### ALLOCATED PARKING

### LEASEHOLD INFOMATION

We are informed by the seller there is 107 years remaining on the lease.

### 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

### 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!

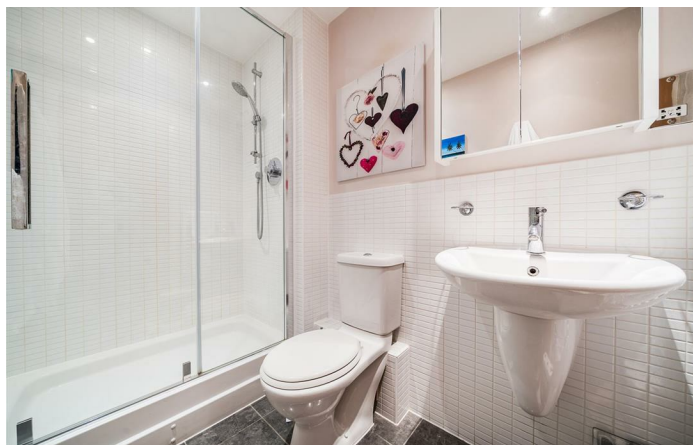
### REMOVALS

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

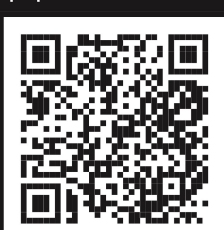
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

### COUNCIL TAX BAND D



| 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                             |         |           |

Scan here to see all our properties for sale and rent



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