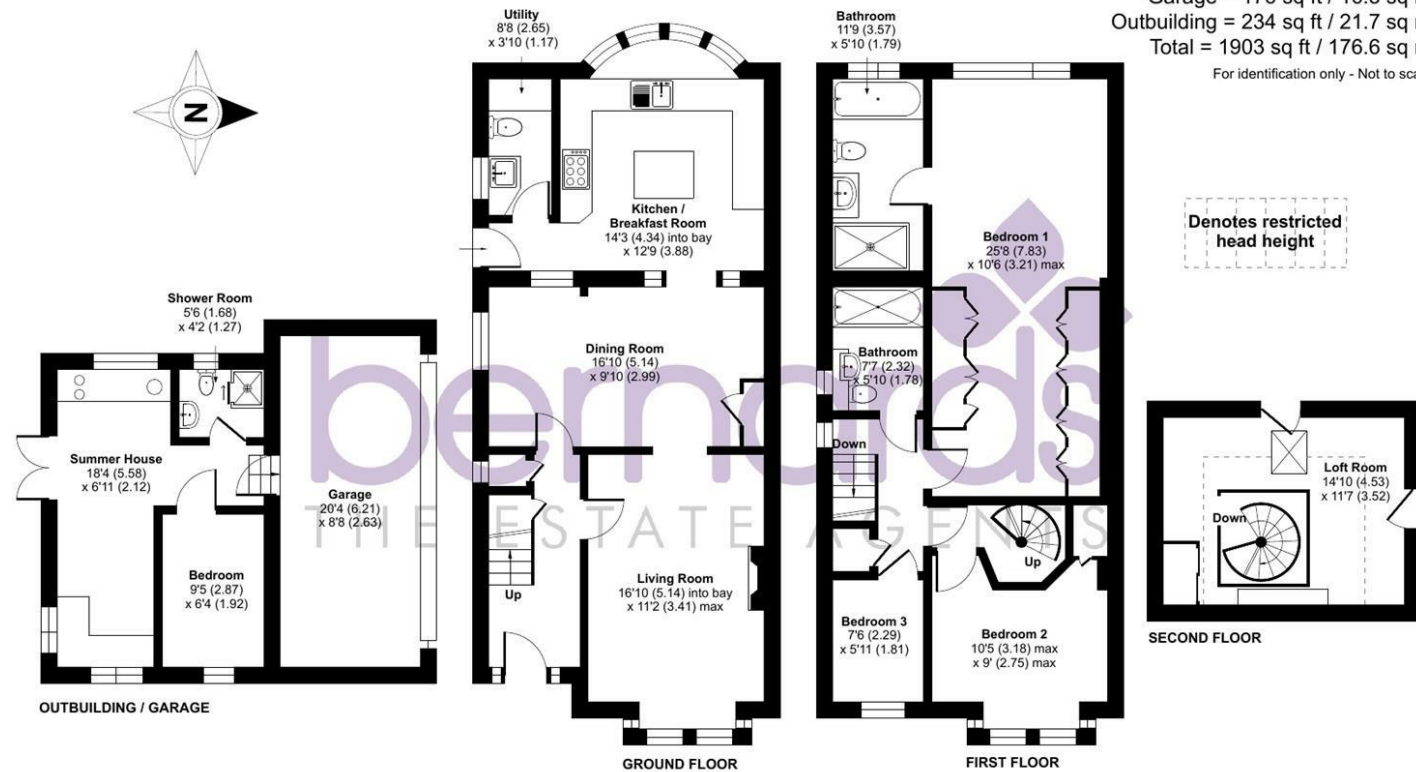


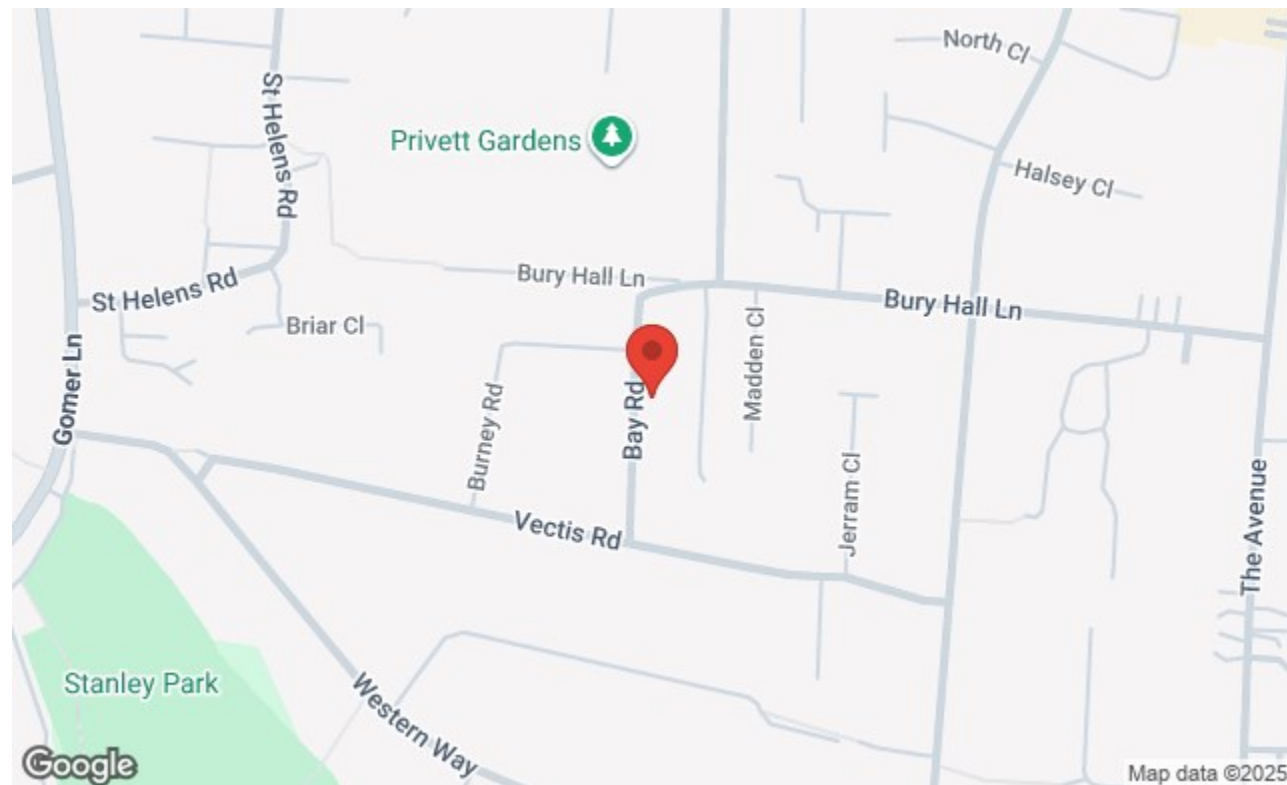
## Bay Road, Gosport, PO12

Approximate Area = 1411 sq ft / 131 sq m  
 Limited Use Area(s) = 82 sq ft / 7.6 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Outbuilding = 234 sq ft / 21.7 sq m  
 Total = 1903 sq ft / 176.6 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). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1380835



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



**FOR SALE**

Offers Over £425,000

Bay Road, Gosport PO12 2QA

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 THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- Extended three-bedroom semi-detached home & loft room
- Double glazing and gas central heating
- Downstairs WC with utility area
- Spacious living room featuring a log burner
- Separate dining room
- Main bedroom with en suite bathroom and dressing room
- Outbuilding/annex
- Garage with roller door, light, and power

Bernards are delighted to offer for sale this beautifully extended three-bedroom semi-detached home, positioned in the highly sought-after Alverstoke area of Gosport.

This well-presented property features double glazing and gas central heating throughout. The ground floor comprises a welcoming entrance hallway, a convenient downstairs WC with utility area, a spacious living room with a charming log burner, a separate dining room, and a modern kitchen/breakfast room — ideal for family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, including a superb main bedroom with en suite bathroom and dressing room, fitted with bespoke Sharps

wardrobes. From the dressing room, stairs lead up to a versatile loft room offering additional space for storage, work, or relaxation.

Outside, the generous rear garden extends to an outbuilding currently used as an annex — perfect for guests, a home office, or studio. A garage provides further storage, complete with roller door, light, and power.

The property enjoys a prime location close to Stokes Bay beach and Stanley Park, and lies within the desirable Bay House School catchment area — making it an excellent choice for families.

For buyers seeking a smooth and straightforward purchase, the property is offered with a complete onward chain.

Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS WC & UTILITY ROOM**

**LIVING ROOM**  
16'10 x 11'2 (5.13m x 3.40m)

**DINING ROOM**  
16'10 x 9'10 (5.13m x 3.00m)

**KITCHEN/BREAKFAST ROOM**  
14'3 x 12'9 (4.34m x 3.89m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**  
25'8 x 10'6 (7.82m x 3.20m)

**EN SUITE BATHROOM**  
11'9 x 5'10 (3.58m x 1.78m)

**BEDROOM TWO**  
10'5 x 9'0 (3.18m x 2.74m)

**BEDROOM THREE**  
7'6 x 5'11 (2.29m x 1.80m)

**BATHROOM**  
7'7 x 5'10 (2.31m x 1.78m)

**SECOND FLOOR**

**LOFT ROOM**  
14'10 x 11'7 (4.52m x 3.53m)

**OUTSIDE**

**ENCLOSED REAR GARDEN**

**GARAGE**  
20'4 x 8'8 (6.20m x 2.64m)

**SUMMER HOUSE/ANNEX**  
18'4 x 6'11 (5.59m x 2.11m)

**BEDROOM**  
9'5 x 6'4 (2.87m x 1.93m)

**SHOWER ROOM**  
5'6 x 4'2 (1.68m x 1.27m)

**FREEHOLD / COUNCIL TAX BAND D**

**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.

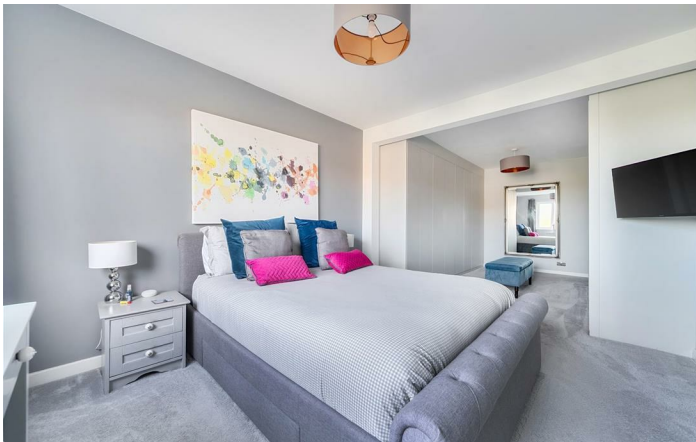
**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**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.

**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!



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	74	79
England & Wales		

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