

Asking Price £239,995

St. Francis Road, Gosport PO12
2UG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Well-presented two-bedroom house in a desirable coastal location
- Double glazing and gas central heating
- Spacious lounge/diner
- Modern fitted kitchen
- Two double bedrooms
- Enclosed rear garden
- Garage
- Offered with no forward chain

NO CHAIN!

Bernards are delighted to offer for sale this well-presented two-bedroom house in the highly sought-after Gilkicker area of Alverstoke, Gosport. Ideally situated close to Stokes Bay beach and the golf course, the property offers an attractive blend of coastal and convenient living.

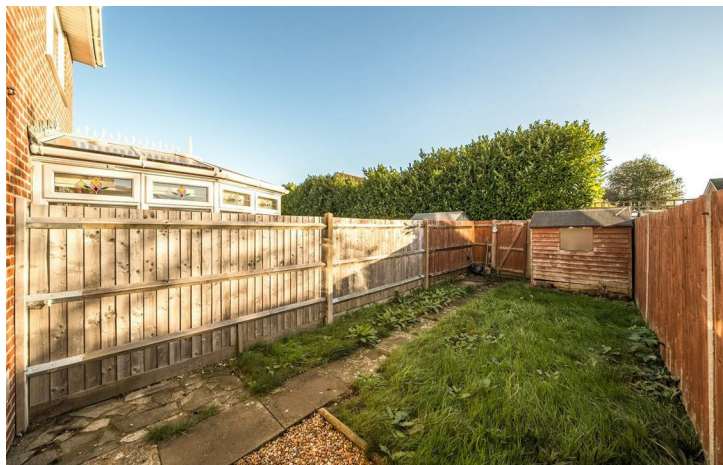
Inside, the home benefits from double glazing and gas central heating. The ground floor features a spacious lounge/diner that provides a bright

and comfortable living area, along with a modern fitted kitchen. Upstairs, there are two double bedrooms and a contemporary shower room.

Outside, the property boasts an enclosed rear garden, perfect for relaxing or entertaining, as well as a garage offering parking or additional storage. With no forward chain, this fantastic home is a must-view.

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





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PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE/DINER

19'3 x 12 (5.87m x 3.66m)

KITCHEN

11'1 x 8'1 (3.38m x 2.46m)

LANDING

BEDROOM ONE

12'1 x 10'8 (3.68m x 3.25m)

BEDROOM TWO

12 x 8'3 (3.66m x 2.51m)

SHOWER ROOM

6'11 x 5'2 (2.11m x 1.57m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

Freehold / Council Tax Band C

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		92
(81-91) B		
(69-80) C	76	
(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	



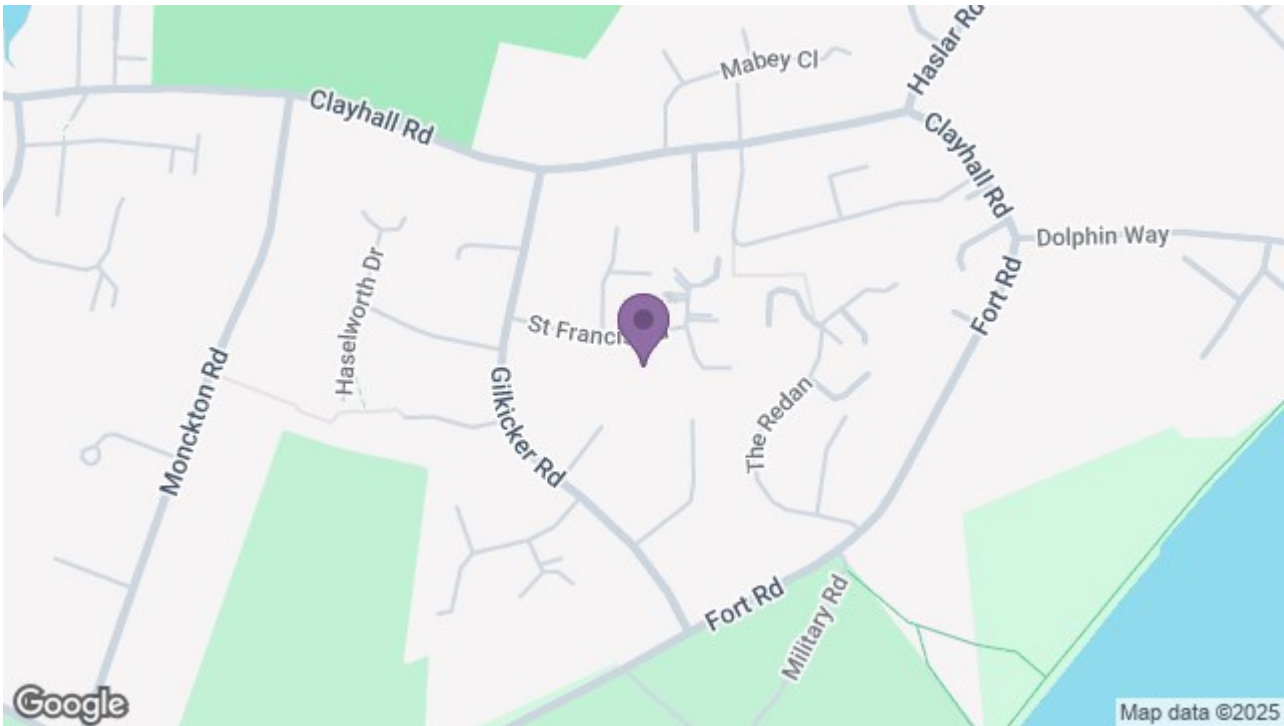
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Approximate Area = 690 sq ft / 64.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383491



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