

Asking Price £175,000

Pavilion Way, Gosport PO12 1FE



HIGHLIGHTS

- ❖ Located within the gated Pavilions development
- ❖ Well-balanced accommodation ideal for first-time buyers or investors
- ❖ South facing balcony
- ❖ Bright and comfortable living space
- ❖ Allocated parking and visitor spaces
- ❖ Practical kitchen with good storage and worktop space
- ❖ En-suite shower room and family bathroom
- ❖ Close to local shops, transport links and Gosport town centre

Located within the sought-after gated Pavilions development, this well-presented apartment offers well-balanced accommodation ideally suited to first-time buyers or investors alike. The property enjoys a bright and comfortable living space which flows naturally to a south-facing balcony, providing an excellent spot to relax and enjoy the sunshine.

The kitchen is practical and thoughtfully arranged with good storage and worktop space, while the

bedroom accommodation is complemented by the convenience of both an en-suite shower room and a separate family bathroom. Further benefits include allocated parking along with additional visitor spaces, enhancing everyday practicality.

Positioned close to local shops, transport links and Gosport town centre, the property combines secure, modern living with excellent accessibility, making it an attractive and convenient home or investment opportunity.

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PROPERTY INFORMATION

Entrance Hall

Kitchen / Living Room
21'7" x 15'0" (6.58m x 4.57m)

Bedroom 1
17'1 x 9'10 (5.21m x 3.00m)

Bedroom 2
11'7 x 9'9 (3.35m'2.13m x 2.97m)

Balcony
8'5 x 4'10 (2.57m x 1.47m)

En-Suite Shower Room
6'4 x 5'1 (1.93m x 1.55m)

Bathroom

OUTSIDE

Allocated Parking

Visitor Parking

Leasehold Information

We understand the lease has approximately 103 years remaining.

Monthly Service Charge: £266

This charge includes:

SM reserve allocation

Water supply and sewage

Buildings insurance

Cleaning and electricity for common areas

Fire health & safety compliance

General building repairs

Professional fees

Contingency provision

Ground rent charges

Yearly Estate Charge: £100

This covers:

Estate reserve allocation

Bin store servicing and maintenance

Communal electricity

Drain clearance

Communal TV services

Gardening services

Tree maintenance

Insurance

Security services

Gated estate maintenance

All associated professional fees

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

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!

Offer Check Procedure

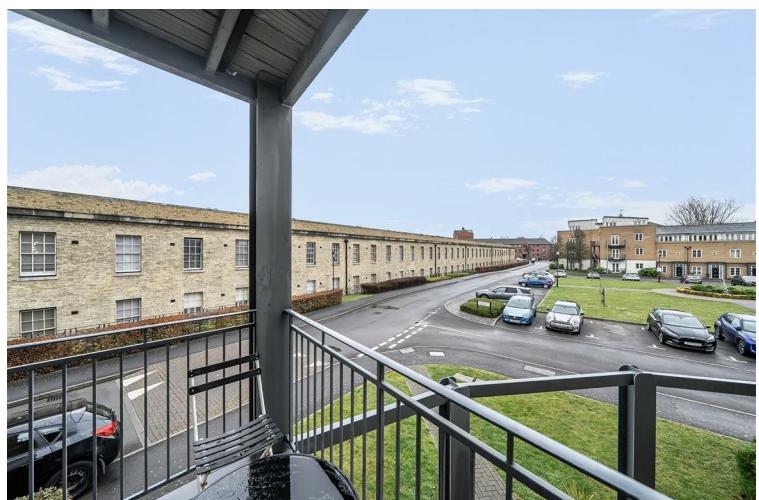
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you!

Removal Quotes

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.

Solicitor

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.



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	

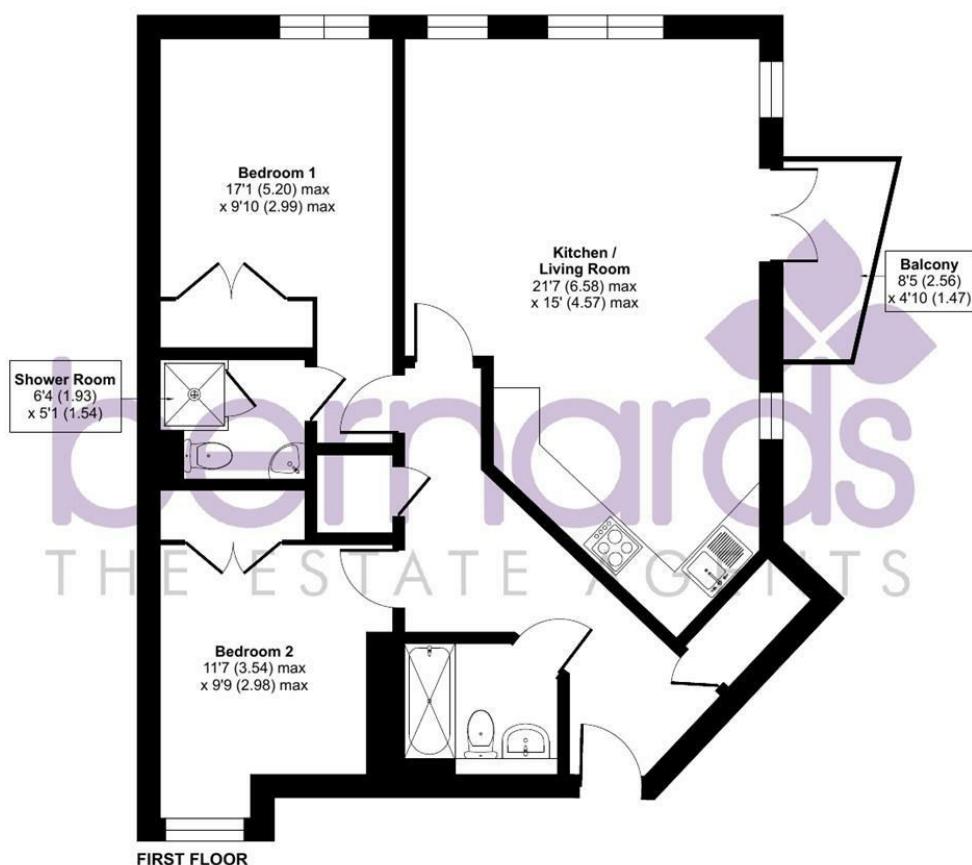
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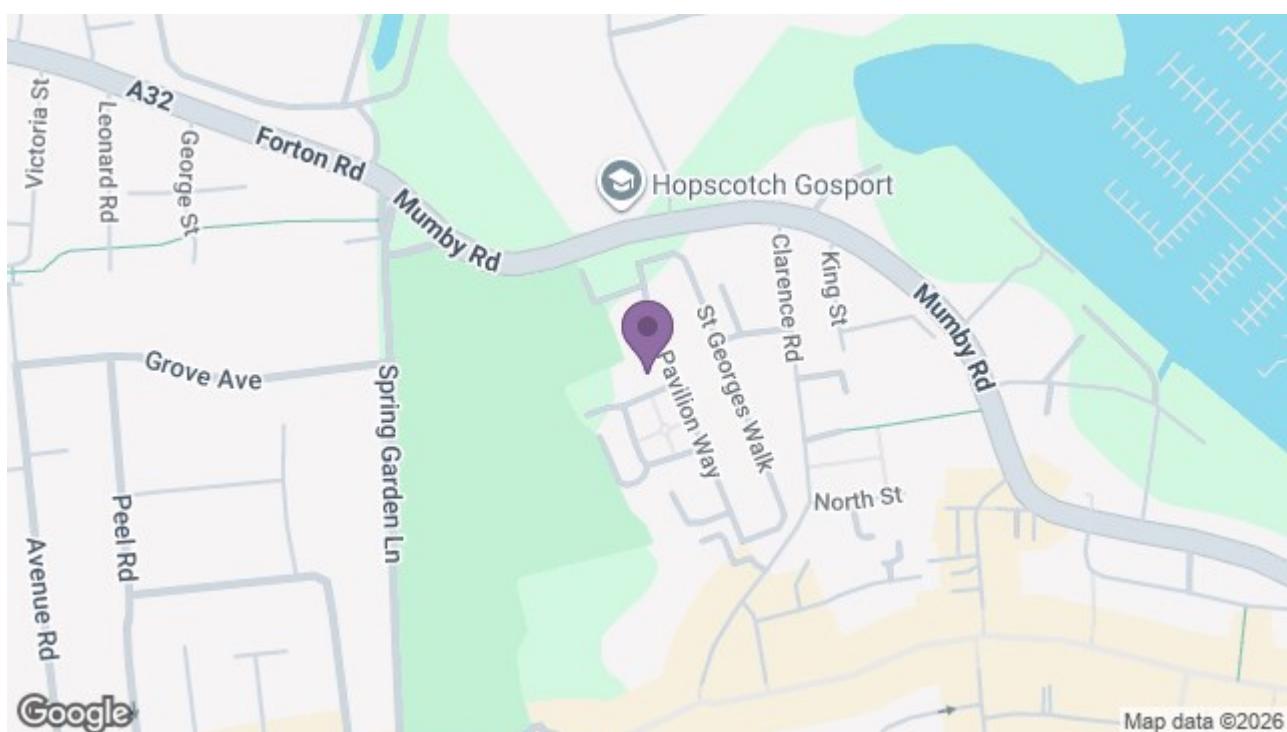
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Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntclicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1393471



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

