



Stoke Road, Gosport, PO12

Approximate Area = 629 sq ft / 58.4 sq m
For identification only - Not to scale



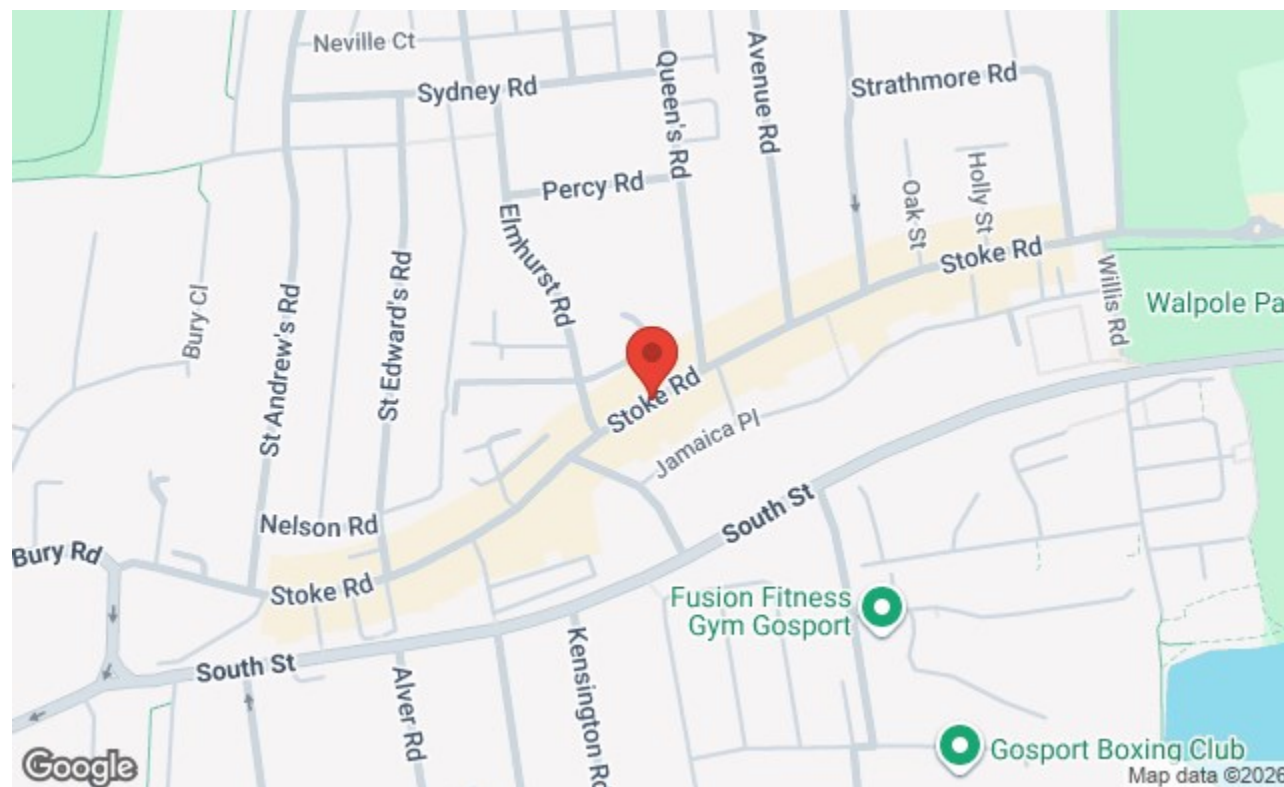
Offers Over £130,000

Stoke Road, Gosport PO12 1EJ



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1421497



HIGHLIGHTS

- Two double bedroom first-floor flat
- Approx. 629 sq ft of living space
- Spacious and bright lounge
- Secure underground gated parking
- Lift access within the building
- Security intercom entry system
- Close to local shops, parks and transport links
- No onward chain

**** Price Guide £130,000 - £140,000 ****
Nestled on Stoke Road in the charming town of Gosport, this well-presented first-floor flat offers a fantastic combination of space, comfort and convenience. Extending to approximately 629 sq ft, the property features two generous double bedrooms, making it an excellent opportunity for first-time buyers or investors alike.

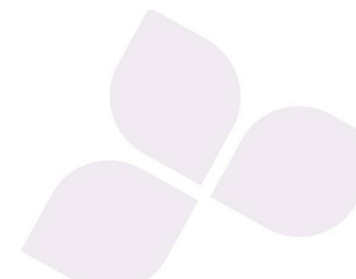
Upon entering, you are welcomed into a bright and spacious reception room, ideal for both relaxing and entertaining. The property also benefits from a well-appointed bathroom, and the layout has been thoughtfully designed to maximise both space and natural light, creating a

warm and inviting feel throughout.

A standout feature of the property is the secure underground gated parking, providing both convenience and peace of mind. The flat also benefits from a security intercom system and lift access within the building. Offered with no onward chain, the property is ready for a smooth and straightforward move.

Ideally located, the flat is within easy reach of local shops, amenities, parks and transport links, making it a great base for both work and leisure. This is a fantastic opportunity to purchase a well-located home in Gosport, and early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

10'5" x 5'10" (3.19 x 1.79)

LIVING/DINING ROOM

15'7" x 14'4" (4.75 x 4.37)

BEDROOM ONE

11'6" x 11'3" (3.52 x 3.45)

BEDROOM TWO

11'6" x 6'7" (3.52 x 2.01)

BATHROOM

8'0" x 5'10" (2.46 x 1.80)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION

Our seller has indicated there is 99 years remaining on the lease. The monthly service charges are roughly £120.00 per month.

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.

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.

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.

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!

COUNCIL TAX BAND B



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	
47	56
EU Directive 2002/91/EC	
England & Wales	



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