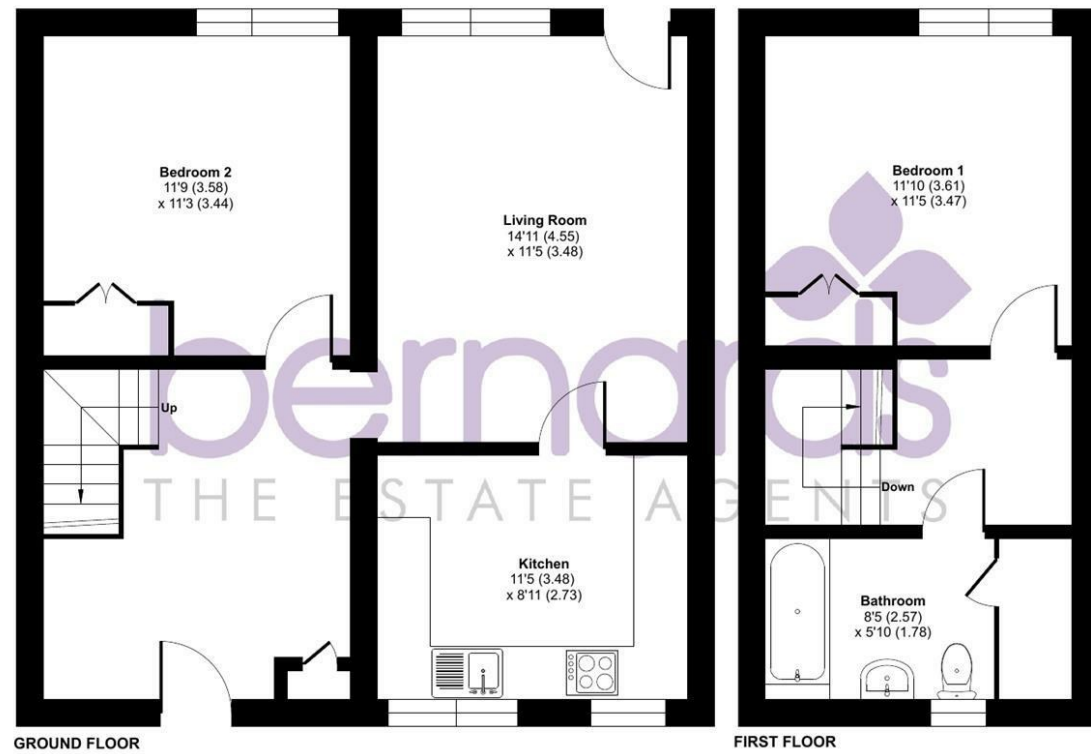


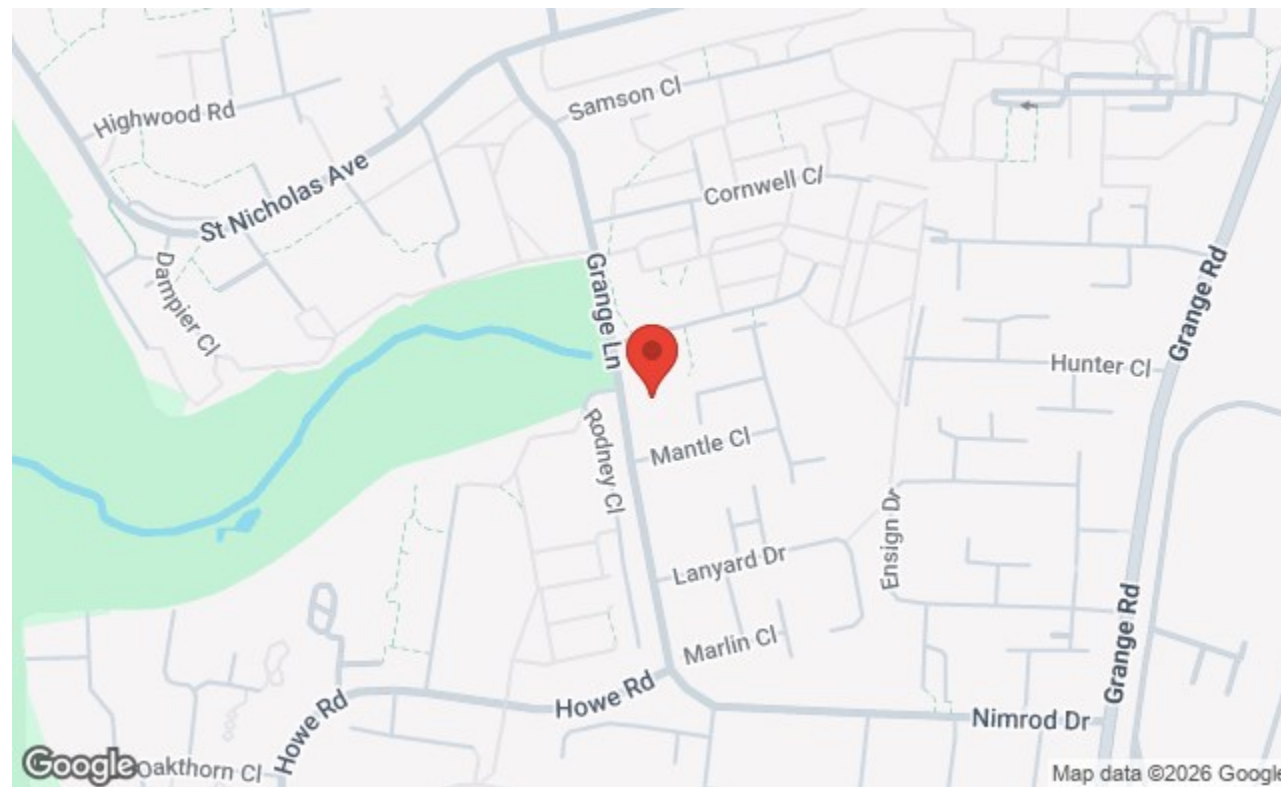


## Mantle Close, Gosport, PO13

Approximate Area = 852 sq ft / 79.1 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1447187



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



Offers Over £100,000

Mantle Close, Gosport PO13 9QS



## HIGHLIGHTS

- Two bedroom ground floor maisonette
- Private enclosed rear garden
- Spacious living room with garden access
- Fitted kitchen
- Two double bedrooms
- Double glazing and electric heating
- Residents' parking to the front
- Close to Alver Village shops, Tesco, schools and bus routes
- No onward chain

**TWO BEDROOM GROUND FLOOR GARDEN MAISONETTE WITH YOUR OWN PRIVATE GARDEN!**

Bernards Estate Agents are delighted to offer for sale this spacious maisonette, ideally located on the outskirts of the Gosport area.

Internally, the property benefits from double glazing and electric heating. The ground floor offers a spacious entrance hall leading to a generous double bedroom and a good-sized living room, with direct access to the enclosed rear garden. There is also a fitted kitchen on this level.

Upstairs, you will find a further double bedroom and a family bathroom.

Externally, the property boasts its own private rear garden, while to the front there is a residents' car park.

Conveniently situated close to Alver Village shops, Tesco, local schools and bus routes, this home is perfectly placed for everyday amenities.

For buyers looking to move quickly, the property is offered with no onward chain.

Call today to arrange a viewing

02392 004660

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



# PROPERTY INFORMATION

- ENTRANCE HALL**
- KITCHEN**  
11'5 x 8'11 (3.48m x 2.72m)
- LIVING ROOM**  
14'11 x 11'5 (4.55m x 3.48m)
- LANDING**
- BEDROOM ONE**  
11'10 x 11'5 (3.61m x 3.48m)
- BATHROOM**  
8'5 x 5'10 (2.57m x 1.78m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- RESIDENTS CAR PARK**
- COUNCIL TAX BAND A**

**LEASEHOLD INFORMATION**  
We are informed by our seller that the remaining term of the lease is 953 years, being a 999-year lease commencing on 1 January 1980. Ground rent is payable, with the service charge included, at approximately £120 per month.

**CONSTRUCTION**  
Concrete.

**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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

