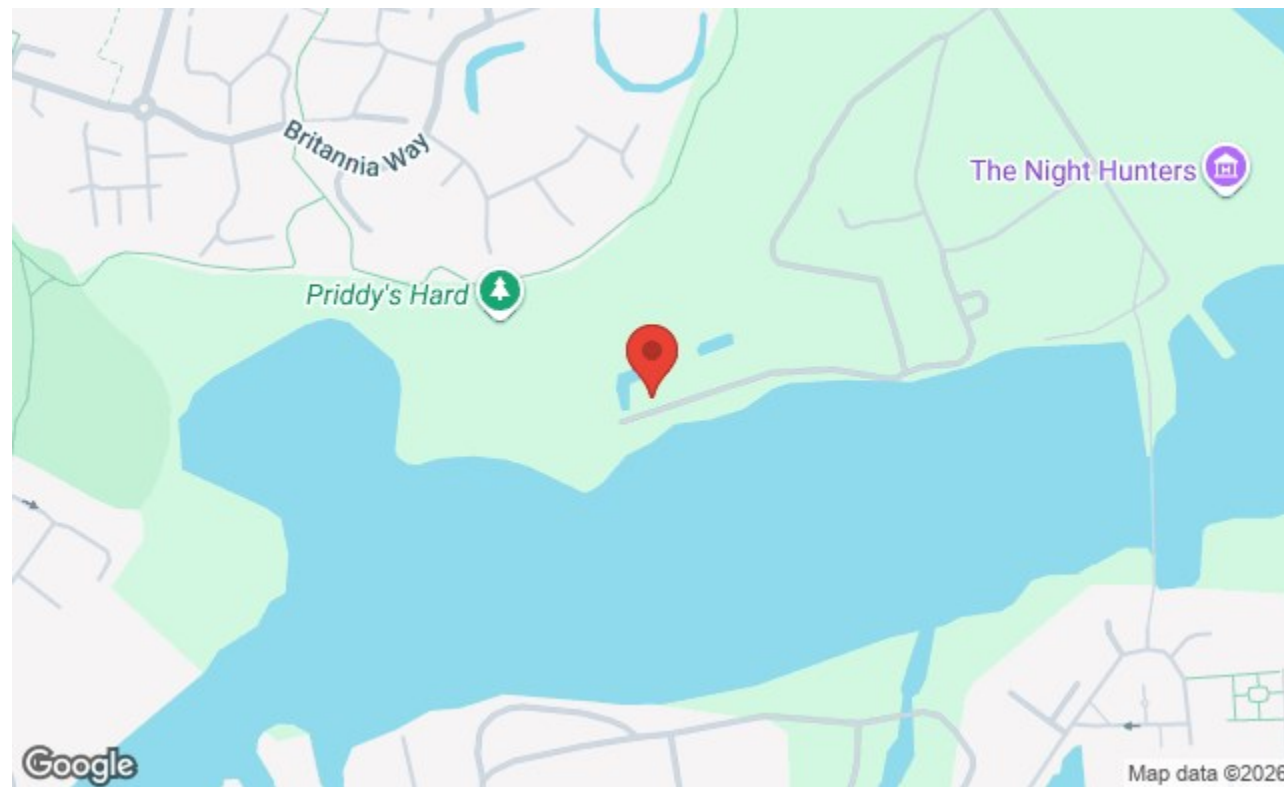


The Ordnance Yard, Searle Drive, Gosport, PO12

Approximate Area = 1524 sq ft / 141.5 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1424170



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



Offers Over £585,000

Searle Drive, Gosport PO12 4FS



HIGHLIGHTS

- Architect-designed contemporary home in historic Ordnance Yard
- Three storeys with open-plan first-floor kitchen, dining & living space
- Floor-to-ceiling glazing with views over Forton Lake, Royal Clarence Marina, Historic Dockyard, and Spinnaker Tower
- Four bedrooms, including versatile ground-floor room for guests or office
- Master suite with en-suite & luxury kitchen with utility room
- Private terrace; set within original 'blast' walls and Ramparts at Priddy's Hard

Waterside Luxury with Lake Views – Ordnance Yard, Gosport | Private Gated Estate

Bernards Estate Agents are delighted to present a striking, architect-designed contemporary home nestled within the historic and atmospheric Ordnance Yard. This exceptional property combines cutting-edge modern living with a dramatic heritage backdrop, creating a truly unique lifestyle opportunity.

Spread across three impressive storeys, the home features a spectacular first-floor open-plan kitchen, dining, and living space, designed to capture maximum natural light and uninterrupted views. Floor-to-ceiling glazing frames inspiring panoramas over Forton Lake, stretching to Royal Clarence Marina, the Historic Dockyard, and the iconic Spinnaker Tower. The property is also situated next to Forton Creek, a tidal waterway rich in marine life, adding to its serene waterside

charm.

The residence offers four thoughtfully designed bedrooms, including a versatile ground-floor fourth bedroom ideal for guests, multi-generational living, or a home office. The luxury kitchen is beautifully appointed, complemented by a separate utility room, while the master suite boasts a stylish en-suite bathroom. A private elevated terrace provides a peaceful retreat to relax and enjoy the ever-changing waterfront scenery.

Steeped in history, the home sits within blast walls that are 200 years old, originally part of a shell-filling room, surrounded by the scheduled ancient monument Ramparts within Priddy's Hard. The estate is located in a Regeneration area with strong historical and environmental credentials, and Priddy's Hard Nature Reserve to the rear ensures continued seclusion and peace, combining heritage, privacy, and natural beauty.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- BEDROOM FOUR**
10'4 x 6'8 (3.15m x 2.03m)
- FIRST FLOOR LANDING**
- KITCHEN**
12'6 x 10'8 (3.81m x 3.25m)
- UTILITY ROOM**
- LIVING ROOM**
23'2 x 11'1 (7.06m x 3.38m)
- BALCONY**

- SECOND FLOOR LANDING**
- BEDROOM ONE**
17'3 x 10'5 (5.26m x 3.18m)
- EN SUITE**

- BEDROOM TWO**
15'1 x 12'4 (4.60m x 3.76m)
- BEDROOM THREE**
10'5 x 10'4 (3.18m x 3.15m)
- BATHROOM**
12'4 x 5'10 (3.76m x 1.78m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- OFF ROAD PARKING**

AGENTS NOTE
All homes in the estate hold shares in a management company run by the residents. The company oversees the maintenance of communal areas, including grassed spaces, the historic blast walls, periodic exterior upkeep of the properties, and the septic system. The seller has advised that the associated monthly charge is £140.

FREEHOLD / COUNCIL TAX BAND F

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

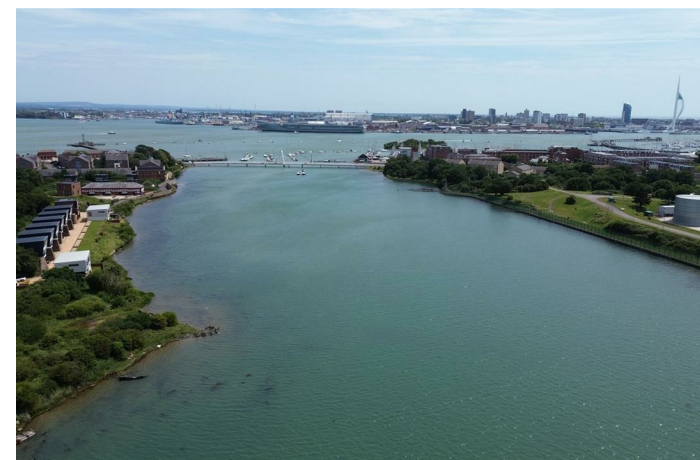
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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			100
(81-91) B		81	
(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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