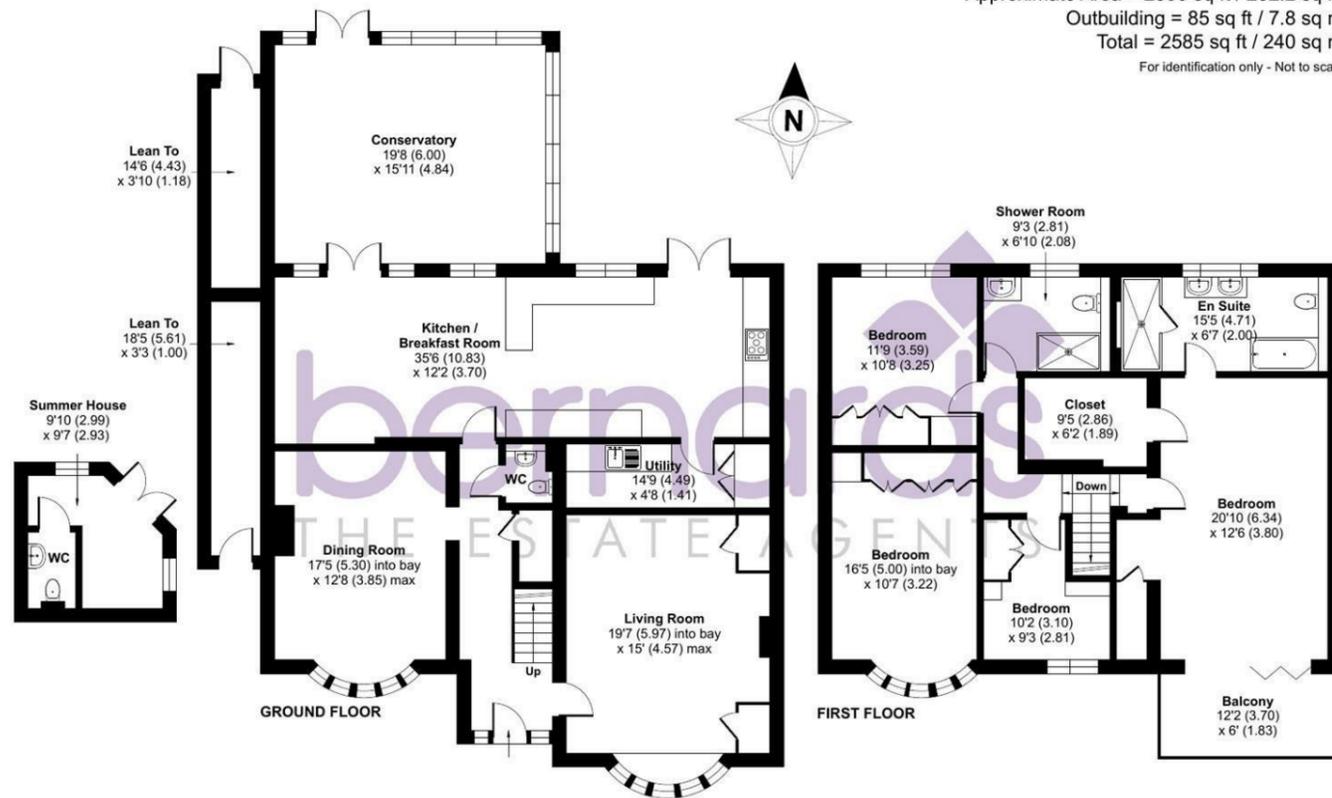


## Fort Road, Gosport, PO12

Approximate Area = 2500 sq ft / 232.2 sq m  
 Outbuilding = 85 sq ft / 7.8 sq m  
 Total = 2585 sq ft / 240 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF:



Offers Over £800,000

Fort Road, Gosport PO12 2BT



## HIGHLIGHTS

- Substantial 2,500 sq ft family home in sought-after Fort Road
- Private swimming pool with summer house and WC
- 35ft kitchen/breakfast room opening into 19ft conservatory
- Ample car parking with electric charging point
- Four generous bedrooms including ensuite principal suite
- Fitted wardrobes in bedrooms and walk in wardrobe in principal
- Utility room, downstairs WC and useful lean-to storage
- Close to the seafront, schools, shops and transport links

Fort Road is an impressively spacious and versatile four-bedroom home of around 2,500 sq ft, offering generous accommodation, multiple living spaces and a standout rear garden complete with a private swimming pool and summer house with WC. Set in a highly sought-after residential area close to the seafront, the property combines family practicality with superb lifestyle appeal. To the front there is spaces for ample cars and an electric car charging point.

The ground floor features two elegant bay-fronted reception rooms that offer excellent flexibility for both everyday living and entertaining. To the rear, the impressive 35ft kitchen/breakfast room opens directly into the 19ft conservatory benefitting from underfloor heating, creating a bright, sociable hub that enjoys views across the garden and pool area. A separate utility room, downstairs WC and useful lean-to storage areas add to the home's

practicality.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite with underfloor heating and walk-in closet, as well as a private balcony overlooking the Solent. Three additional bedrooms provide excellent options for family, guests or home working, all served by a modern shower room also with underfloor heating.

The rear garden is a genuine highlight, designed for relaxation and entertaining with its swimming pool, established patio areas and the detached summer house, ideal as a poolside retreat, hobby room or home office. Altogether, 60 Fort Road delivers a rare combination of size, flexibility and lifestyle features, making it an exceptional opportunity in a desirable Gosport location close to amenities, schools and the waterfront.

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



Call today to arrange a viewing

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# PROPERTY INFORMATION

## GROUND FLOOR

### LIVING ROOM

19'7" into bay x 15'0" max (5.97m into bay x 4.57m max)

### KITCHEN / BREAKFAST ROOM

35'6" (10.83m) x 12'2" (10.82m) (3.05m.25.30mm) x 3.71m)

### CONSERVATORY

19'8" x 15'11" (5.99m x 4.85m)

### UTILITY ROOM

14'9" x 4'8" (4.50m x 1.42m)

## WC

## FIRST FLOOR

### BEDROOM 1

20'10" x 12'6" (6.35m x 3.81m)

### BALCONY

12'2" x 6'0" (3.71m x 1.83m)

### BEDROOM 2

16'5" x 10'7" (5.00m x 3.23m)

### BEDROOM 3

11'9" x 10'8" (3.58m x 3.25m)

### BEDROOM 4

10'2" x 9'3" (3.10m x 2.82m)

### EN SUITE

15'5" x 6'7" (4.70m x 2.01m)

### SHOWER ROOM

9'3" x 6'10" (2.82m x 2.08m)

## OUTSIDE

### SUMMER HOUSE

9'10" x 9'7" (3.00m x 2.92m)

### SUMMER HOUSE WC

## 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.

## 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!

## 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.

## 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

## COUNCIL TAX

Band F



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	
EU Directive 2002/91/EC	
England & Wales	



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