

£1,500 Per Month

Anglesey Arms Road, Gosport PO12
2DG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 3 BEDROOM COACH HOUSE
- ❖ SOUGHT AFTER LOCATION
- ❖ GARAGE
- ❖ 2 DOUBLE BEDROOMS
- ❖ 1 SINGLE BEDROOM
- ❖ COURTYARD GARDEN
- ❖ WITHIN WALKING DISTANCE TO STOKES BAY
- ❖ WHITE GOODS INCLUDED
- ❖ BUILD IN STORAGE
- ❖ BAYHOUSE CATCHMENT

Bernards are delighted to offer this well-presented three-bedroom coach house, ideally situated within this highly sought-after location of Alverstoke.

The property offers two generous double bedrooms and one single bedroom, making it an ideal home for working professionals. The accommodation is well laid out and benefits from excellent storage throughout, as well as an upstairs family bathroom.

The property also benefits from a courtyard garden and its own garage, providing valuable additional storage and parking.

Located within walking distance of the popular

Stokes Bay seafront and Alverstoke Village, the property is perfectly positioned for enjoying the local amenities, cafés, restaurants and coastal walks. The property is also situated within the Bay House catchment area, making this an especially desirable location.

Further benefits include white goods included, EPC rating D and Council Tax Band C.

Available now – early viewing is highly recommended to avoid missing out on this fantastic home.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

TENANT FEES 2019

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg.

change of sharer (capped at £50 or, if higher, any reasonable costs);

- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

· Council tax (payable to the billing authority);

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



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		
	58	79
England & Wales		
EU Directive 2002/91/EC		





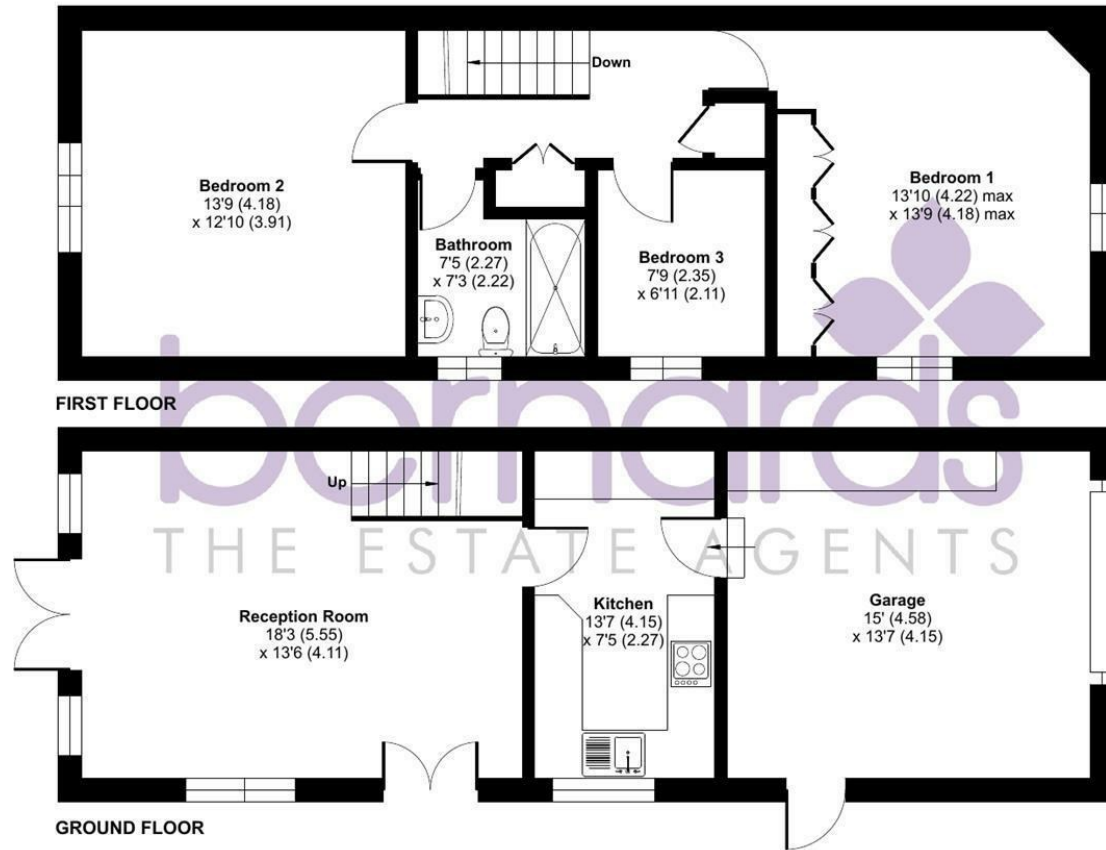
Crescent Road, Gosport, PO12

Approximate Area = 913 sq ft / 84.8 sq m

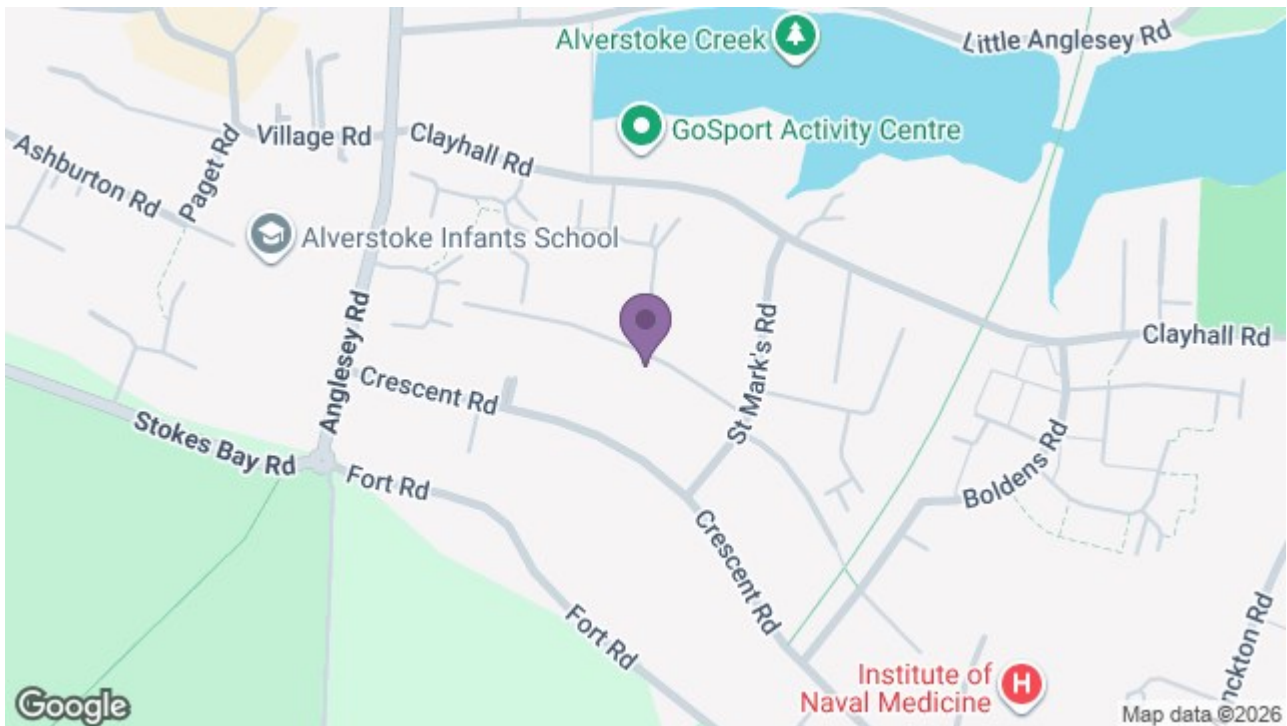
Garage = 203 sq ft / 18.8 sq m

Total = 1116 sq ft / 103.6 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386210



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