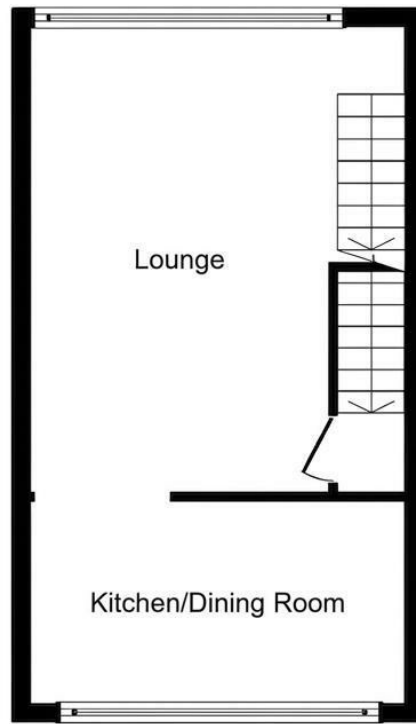
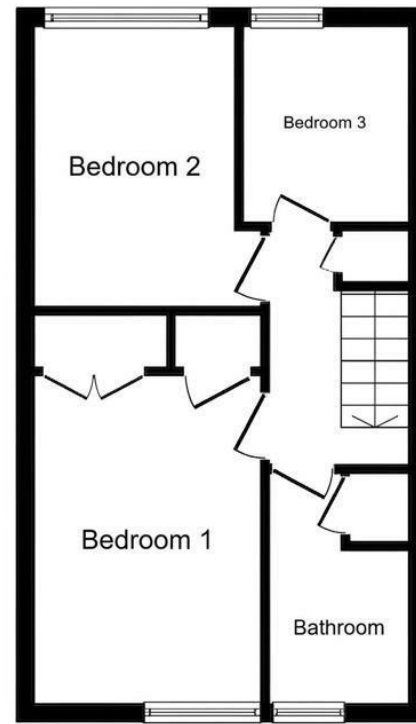


**Ground Floor**

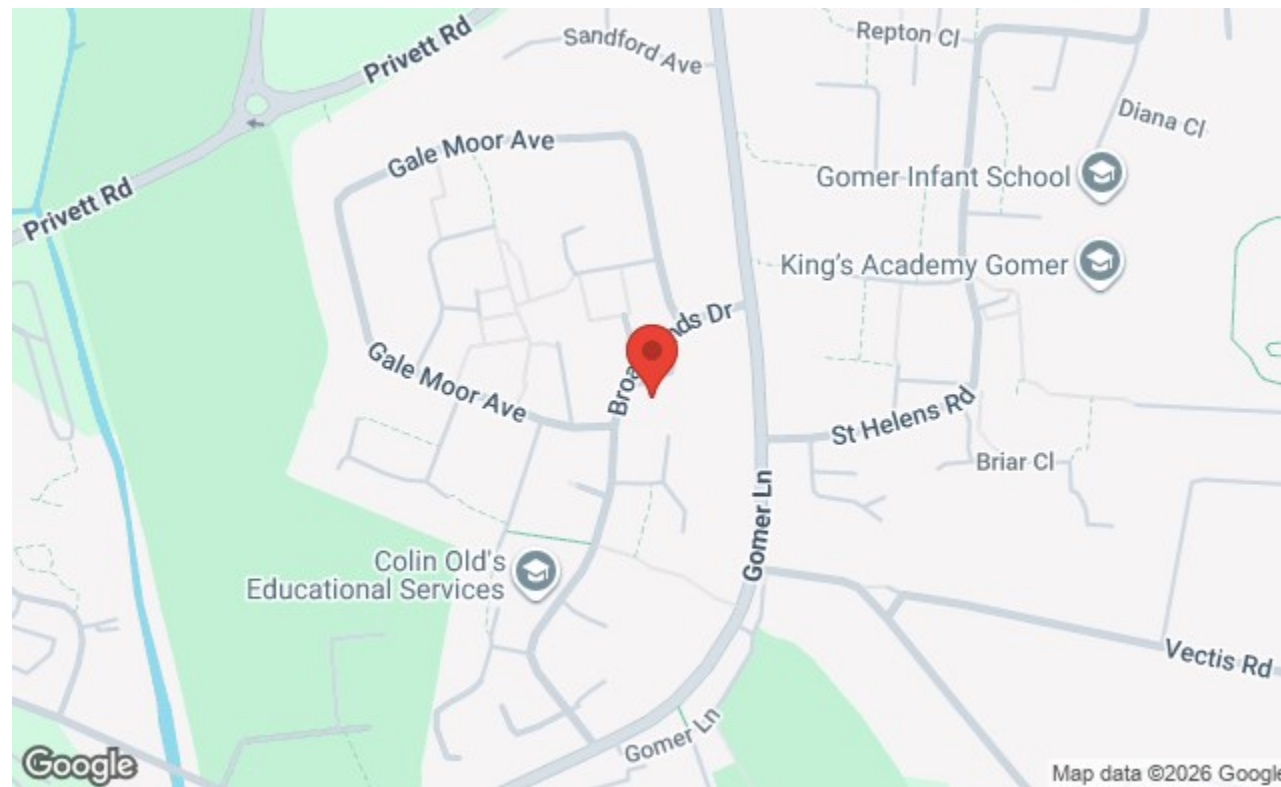


**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. No liability is taken for any error or omission.  
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97 High Street, Gosport, PO12 1DS  
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Offers Over £270,000

Broadsands Drive, Gosport PO12 2SB



## HIGHLIGHTS

- ❖ PARKING FOR THREE CARS
- ❖ FOUR BEDROOM TOWNHOUSE
- ❖ CLOSE TO STOKES BAY BEACH & STANLEY PARK
- ❖ NEWLY INSTALLED DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING THROUGHOUT
- ❖ GROUND FLOOR SHOWER ROOM WITH WC
- ❖ MODERN REFITTED KITCHEN/DINER (2025)
- ❖ UTILITY ROOM WITH SITTING AREA OVERLOOKING GARDEN
- ❖ GARDEN WITH SHED, POWER POINT, TAP & REAR ACCESS

PARKING FOR THREE CARS | CLOSE TO STOKES BAY BEACH & STANLEY PARK

Bernards Estate Agents are delighted to offer for sale this spacious four-bedroom townhouse, ideally located in the highly sought-after Gomer area of Alverstoke.

The property benefits from newly installed double glazing (approximately one year old) and gas central heating.

On the ground floor, there is a shower room with WC, a utility room with a seating area overlooking the rear garden, and a double bedroom with fitted wardrobes—making it an ideal space for guests or flexible living.

The first floor features a modern, refitted kitchen/diner (2025), along with a spacious and bright living room, perfect for both relaxing and

entertaining.

On the second floor, there are three well-proportioned bedrooms and a contemporary family bathroom complete with a white suite and jacuzzi bath.

Externally, the property boasts an attractive enclosed rear garden with a shed, power point, tap, and rear access. To the front, there is off-road parking for up to three cars.

Ideally positioned within walking distance of Stokes Bay beach, Stanley Park, Bay House School, and Gomer Infant School, this home offers both convenience and lifestyle appeal.

A must view!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**ENTRANCE PORCH**  
**ENTRANCE HALL**  
**DOWNSTAIRS SHOWER ROOM & WC**

**BEDROOM FOUR/FAMILY ROOM**

18'9 x 7'7 (5.72m x 2.31m)

**SITTING ROOM & UTILITY ROOM**

14'3 x 6'5 (4.34m x 1.96m)

**FIRST FLOOR LANDING**

**KITCHEN/DINER**

14'4 x 8'1 (4.37m x 2.46m)

**LIVING ROOM**

18'3 x 11'2 (5.56m x 3.40m)

**SECOND FLOOR LANDING**

**BEDROOM ONE**

13'6 x 8'8 (4.11m x 2.64m)

**BEDROOM TWO**

10'9 x 9'0 (3.28m x 2.74m)

**BEDROOM THREE**

7'7 x 6'5 (2.31m x 1.96m)

**BATHROOM**

**OUTSIDE**

**TWO ALLOCATED PARKING SPACES IN FRONT OF THE HOUSE**

**ADDITIONAL ALLOCATED PARKING BAY OPPOSITE**

**ENCLOSED REAR GARDEN**

**FREEHOLD / COUNCIL TAX BAND C**

**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.

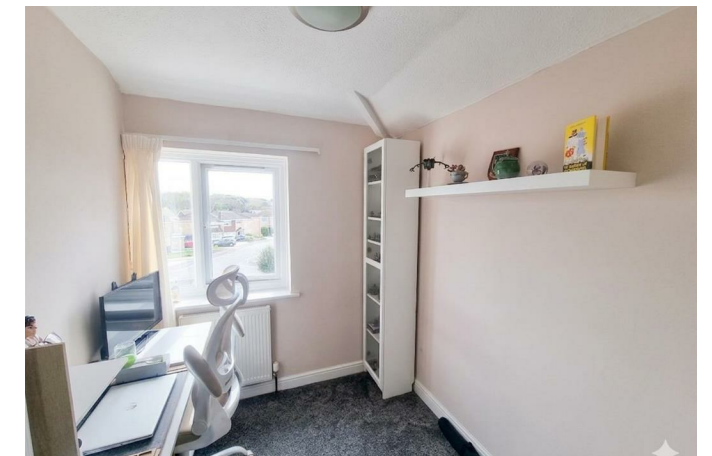
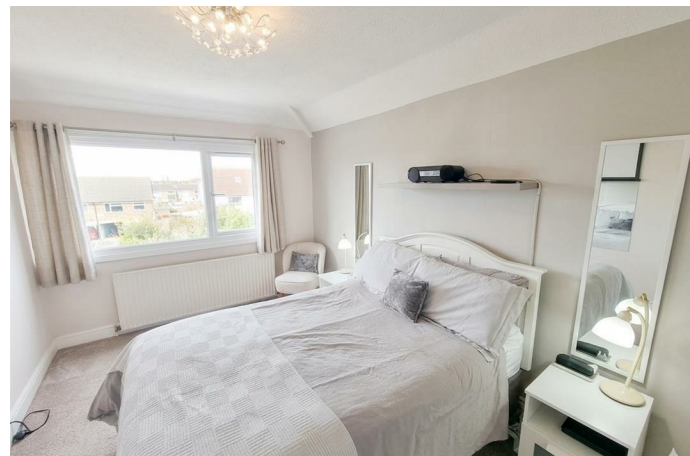
**SOLICITORS**

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) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	75
EU Directive 2002/91/EC	
England & Wales	

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