

Guide Price £400,000

Elson Road, Gosport PO12 4AD



HIGHLIGHTS

- Improved and extended three-bedroom character semi-detached
- Presented in very good condition
- Living room with feature bay window and log burner
- Modern fitted kitchen/diner with integrated appliances
- Bi-folding doors to rear garden
- Gated driveway providing off-road parking
- Large enclosed and private rear garden
- Substantial outbuilding/workshop with light and power
- Walking distance to Hardway waterfront

IMPROVED & EXTENDED THREE-BEDROOM CHARACTER SEMI-DETACHED HOUSE

A beautifully presented and significantly improved extended three-bedroom character semi-detached house, situated in the popular Elson area of Gosport. The current owner have thoughtfully improved and extended the property, creating a modern and versatile family home whilst retaining a wealth of character features.

The ground floor comprises a welcoming living room with feature bay window and log burner, a downstairs WC and an impressive modern fitted kitchen/diner with integrated appliances. The kitchen is open plan to a fantastic family room, featuring bi-folding doors opening directly onto the rear garden and a stunning lantern roof, creating a bright and spacious area ideal for both everyday

family life and entertaining.

To the first floor are three bedrooms and a modern family bathroom, with access to the loft via a loft ladder, providing useful additional storage.

Outside, the property benefits from a gated front driveway providing off-road parking. To the rear is a large enclosed garden which is not overlooked, offering an excellent degree of privacy. There is also a substantial outbuilding/workshop, complete with light and power, providing an ideal space for hobbies, storage or working from home.

The property is ideally located within walking distance of Hardway waterfront, local shops, schools and bus routes, making this an excellent choice for families and those looking for a well-connected home in a popular residential area.

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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

12'0" x 14'6" (3.66 x 4.44)

KITCHEN/DINER

18'4" x 12'4" (5.60 x 3.76)

FAMILY ROOM

18'0" x 13'2" (5.49 x 4.02)

UTILITY ROOM

3'9" x 4'9" (1.14m x 1.45m)

FIRST FLOOR LANDING

BEDROOM ONE

12'0" x 14'6" (3.66 x 4.42)

BEDROOM TWO

10'5" x 12'5" (3.18 x 3.81)

BEDROOM THREE

7'6" x 7'11" (2.29 x 2.42)

BATHROOM

5'8" x 6'7" (1.75 x 2.01)

Outside

ENCLOSED REAR GARDEN

GATED FRONT DRIVEWAY

OUTBUILDING

12'7" x 15'3" (3.84 x 4.66)

FREEHOLD - Council Tax Band C

Financial Services

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!

AML - Anti Money Laundering Procedure

We 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.

Buyer Verification

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.

Recommended 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. We 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.

Disclaimer Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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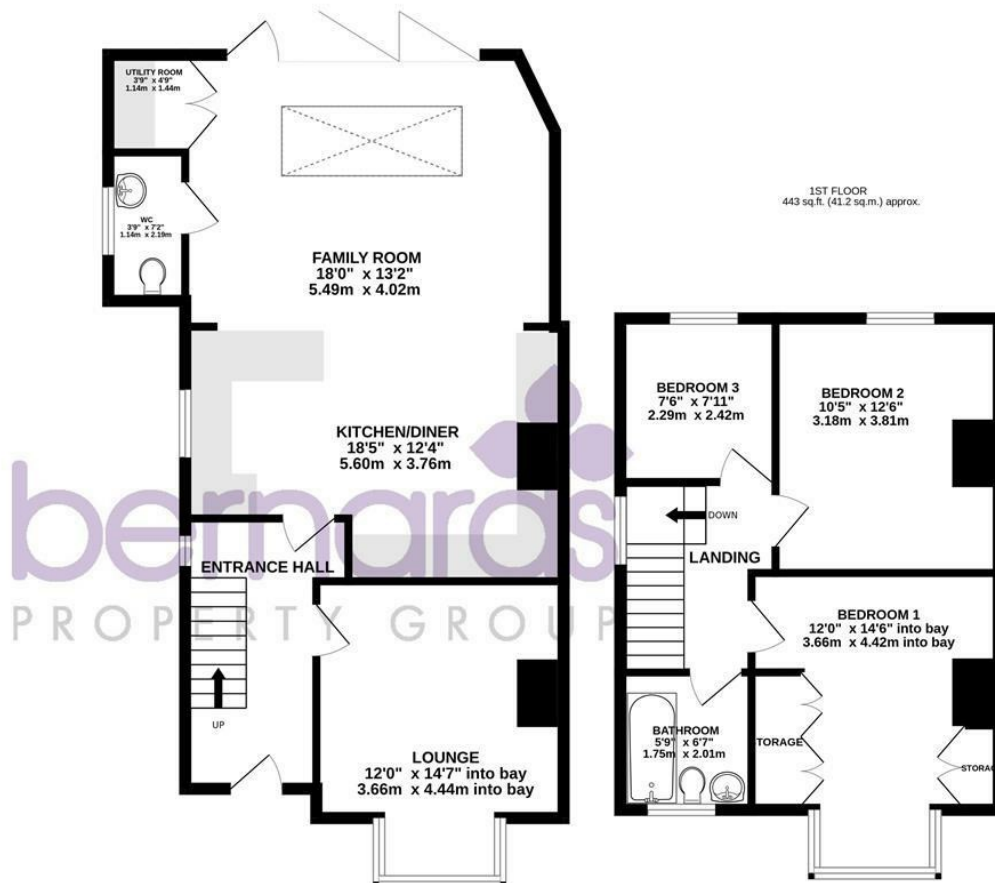
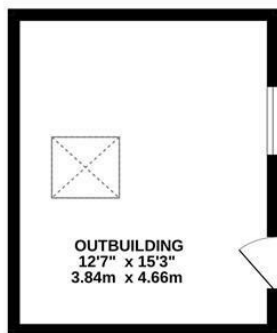
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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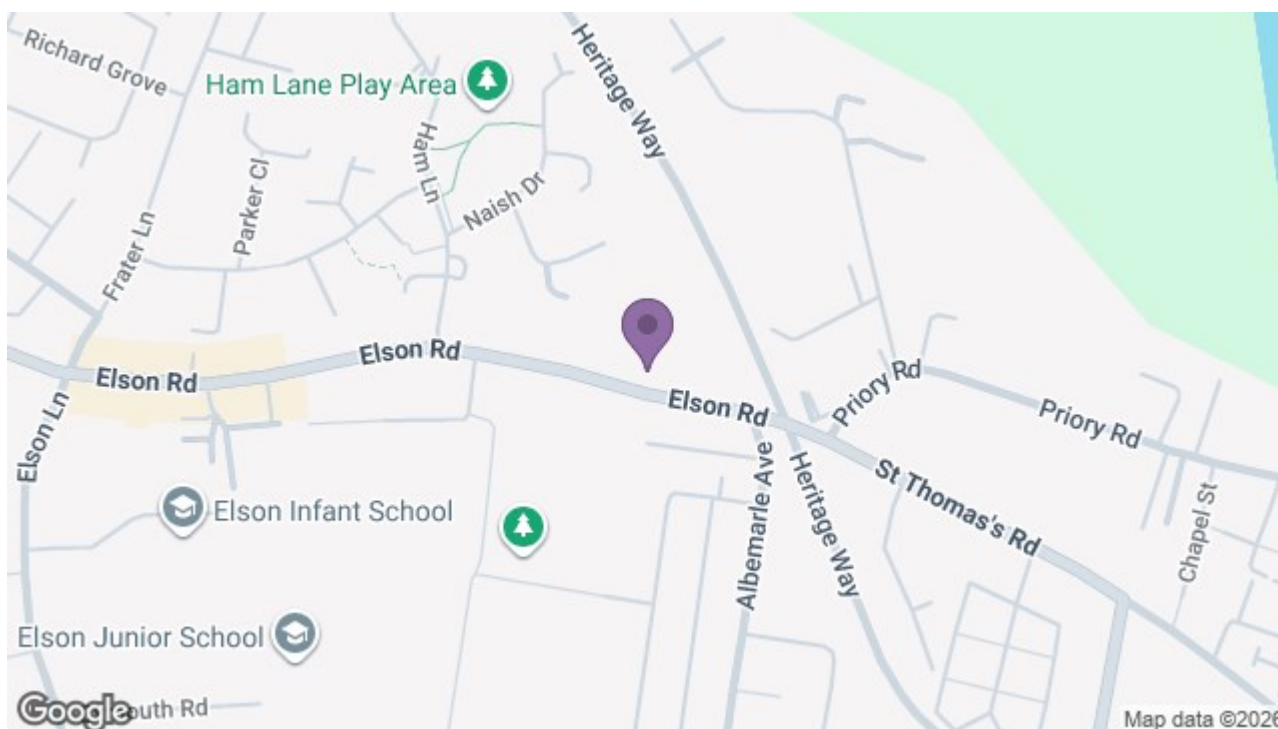
OUTBUILDING
193 sq.ft. (17.9 sq.m.) approx.

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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