

Asking Price £224,995

Hayling Close, Gosport PO12 4LX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Stunning Waterside First Floor Apartment
- Breathtaking Views Across Portsmouth Harbour
- Two Double Bedrooms
- En Suite to Principal Bedroom
- Spacious Lounge/Diner with French Doors
- Allocated Parking & Visitor Bays
- No Onward Chain
- Short Walk to the Jolly Roger Pub, Powder Monkey & Waterfront Restaurants

Bernards Estate Agents are delighted to present this stunning waterside two-bedroom first floor apartment, enjoying breathtaking and uninterrupted views across Portsmouth Harbour.

This impressive home offers well-proportioned and beautifully arranged accommodation throughout, making it an ideal purchase for buyers seeking coastal living with convenience and lifestyle on the doorstep.

The property comprises a spacious entrance hall with security intercom system, two generous double bedrooms with an en suite to the principal bedroom, a modern fitted kitchen, and a separate family bathroom. The standout feature of the home is the bright and airy lounge/diner, which benefits from French doors opening onto a private balcony, perfectly positioned to enjoy the outstanding waterfront views. The balcony provides space for outdoor seating and dining, making it an ideal spot to relax and take in the harbour scenery.

Further benefits include double glazing, electric heating, and well-maintained communal areas.

Externally, the property offers allocated parking as well as visitor parking bays, adding to the convenience of this highly desirable development.

Offered to the market with no onward chain, this is an excellent opportunity for buyers looking for a low-maintenance home in a truly enviable location.

The property is ideally situated within a short walking distance of popular local amenities including the Jolly Roger pub, Powder Monkey Brewery, and a selection of restaurants, all contributing to a vibrant waterfront lifestyle.

Early viewing is strongly recommended to appreciate both the accommodation and the exceptional views on offer.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

12'10 x 7'4 (3.91m x 2.24m)

## LOUNGE/DINER

19'2 x 13'8 (5.84m x 4.17m)

## BALCONY

## BEDROOM ONE

12'9 x 11'9 (3.89m x 3.58m)

## ENSUITE

5'11 x 5'9 (1.80m x 1.75m)

## BEDROOM TWO

10'7 x 9'10 (3.23m x 3.00m)

## BATHROOM

6'10 x 6'2 (2.08m x 1.88m)

## Outside

## ALLOCATED PARKING

### Leasehold information

We are informed by the seller that the current service charge is £1,620 per annum, with a ground rent of £250 per annum. The property also benefits from a long lease with approximately 972 years remaining.

### Council tax band D

### 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.

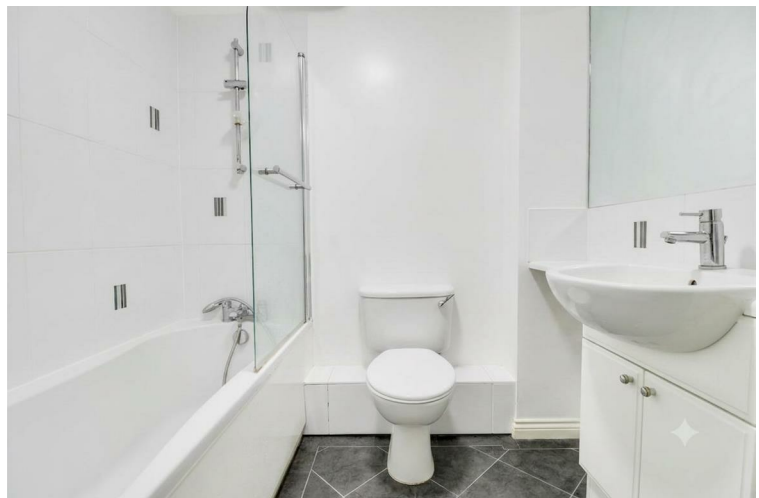
### Solicitors

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.

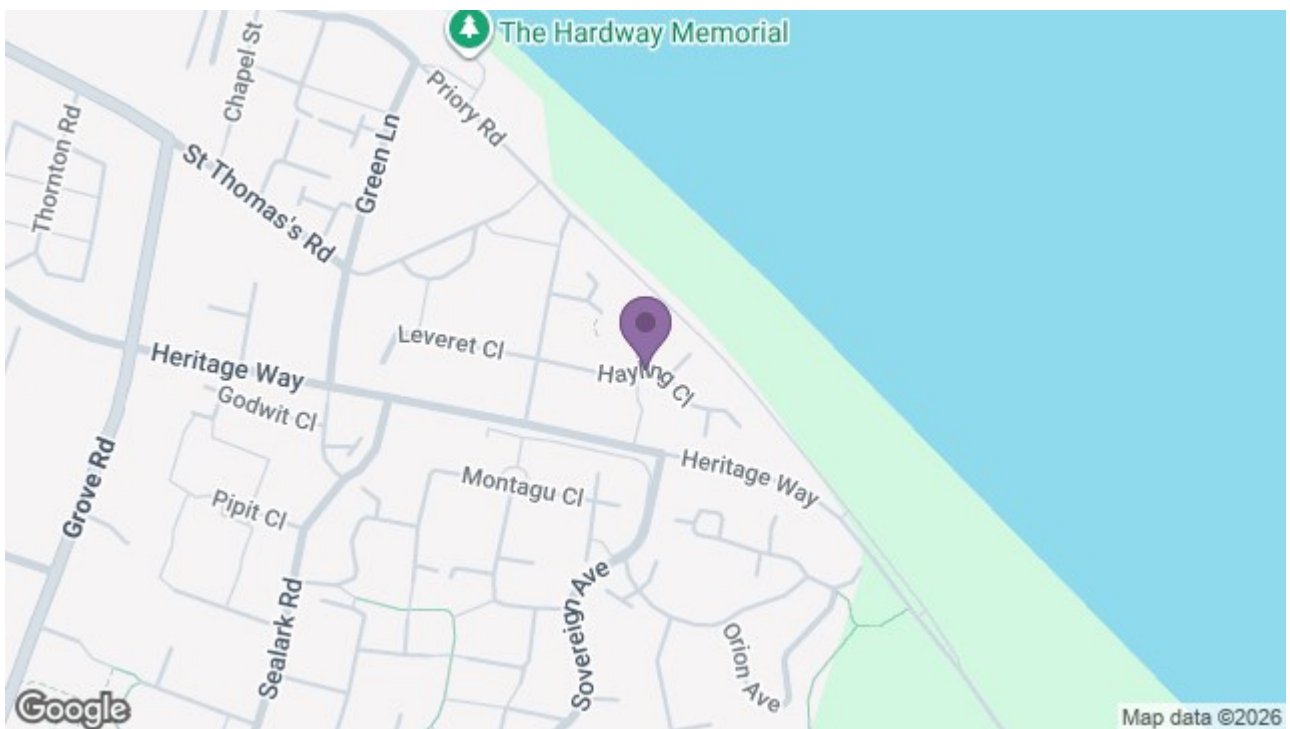
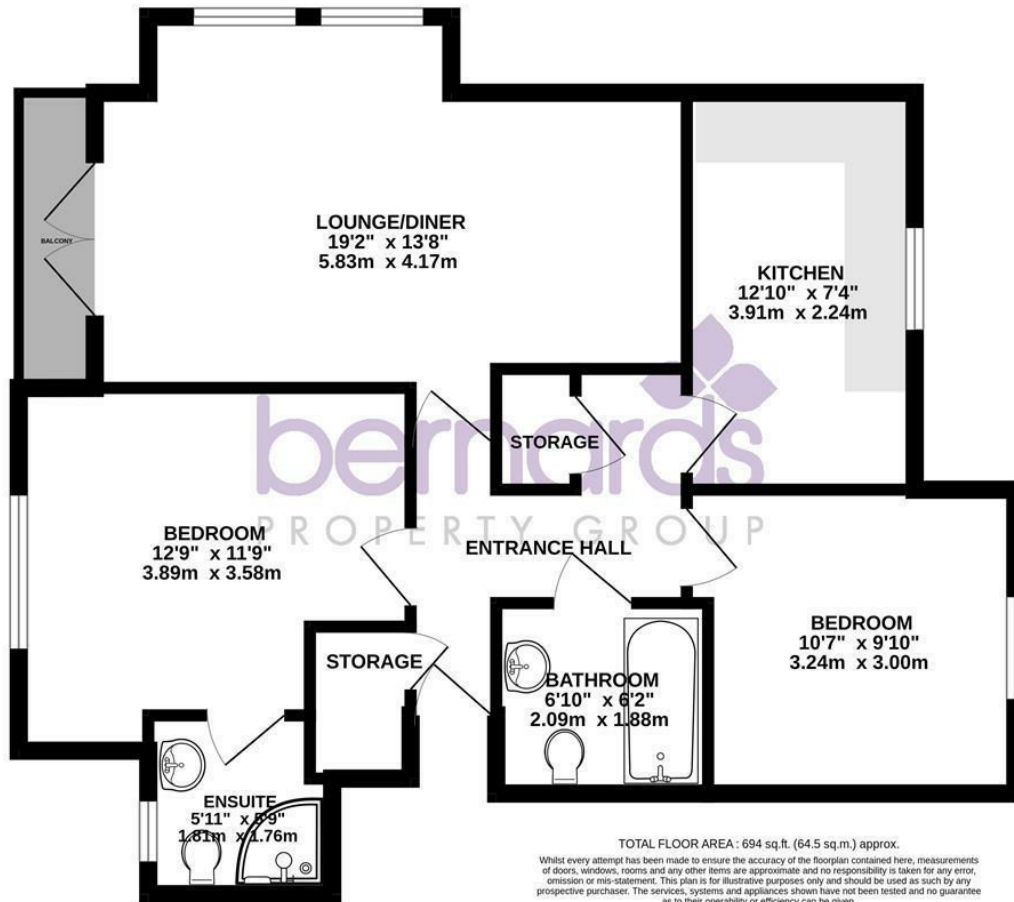
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	



2ND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



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