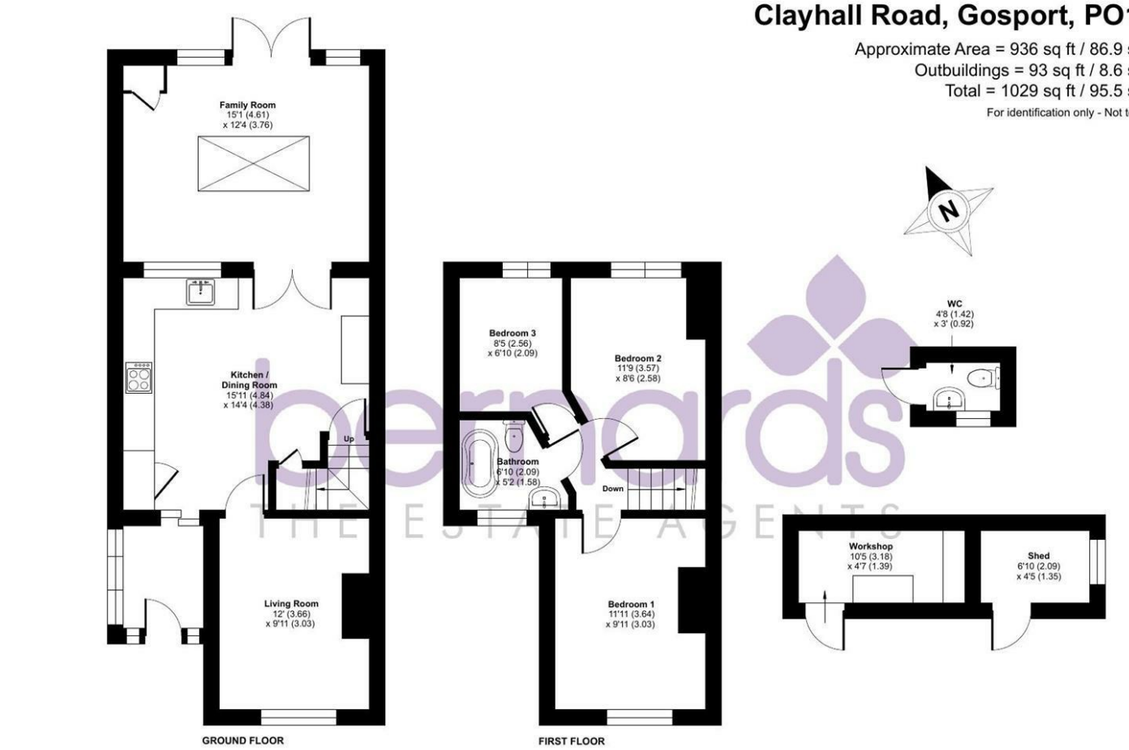
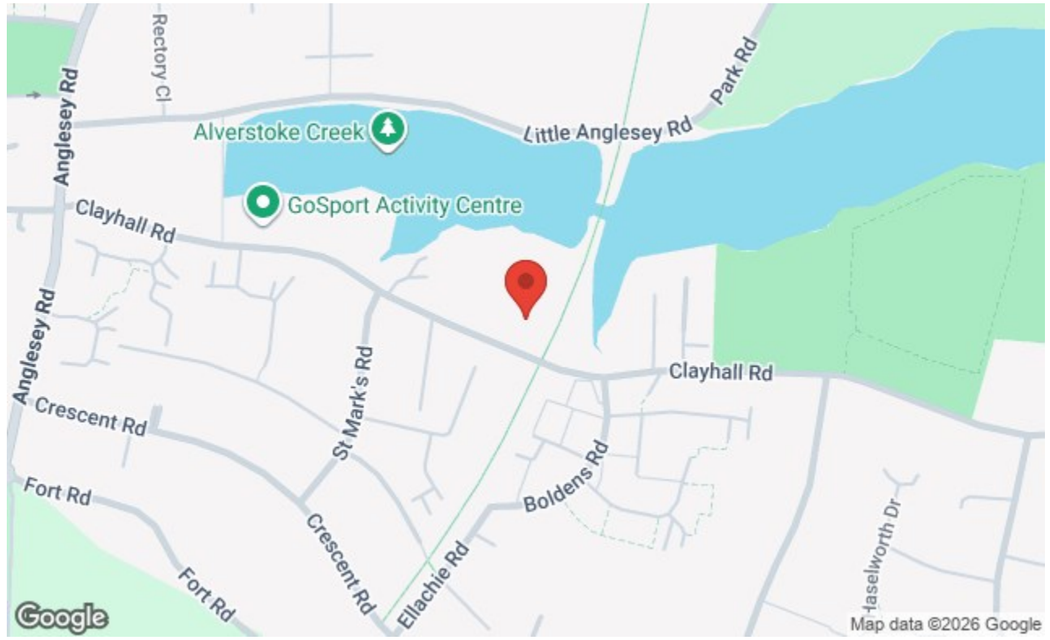
Clayhall Road, Gosport, PO12

Approximate Area = 936 sq ft / 86.9 sq m
Outbuildings = 93 sq ft / 8.6 sq m
Total = 1029 sq ft / 95.5 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1525589



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

FOR SALE

Asking Price £400,000

Clayhall Road, Gosport PO12 2BB

bernards THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- Charming three-bedroom middle-terraced cottage
- Fantastic waterside location with access to Stoke Lake
- Two reception rooms
- Spacious kitchen/breakfast room with central island
- Wood-burning stove
- Character features including cast iron fireplaces and picture rails
- Off-road parking for two cars
- Long rear garden with Steps down to the water's edge
- First-floor family bathroom

****BACK ON MARKET****

Charming Three-Bedroom Waterside Cottage

A characterful three-bedroom middle-terraced cottage enjoying a fantastic waterside setting with direct access to Stoke Lake.

The property offers two reception rooms, a generous kitchen/breakfast room with central island, fitted dishwasher and wood-burning stove, three bedrooms and a first-floor bathroom. Character features include cast iron fireplaces and picture rails, with the fireplace in the front lounge being a working fireplace.

Outside, there is off-road parking for two cars to the front, while the impressive rear garden boasts a lawn, decking, pergola, outside WC and storage, with access at the bottom leading down towards the water's edge.

A truly unique property offering character, space, parking and an enviable waterside garden.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE PORCH

LIVING ROOM
12'0" x 9'11" (3.66 x 3.03)

KITCHEN/DINING ROOM
15'10" x 14'4" (4.84 x 4.38)

FAMILY ROOM
15'1" x 12'4" (4.61 x 3.76)

FIRST FLOOR LANDING

BEDROOM ONE
11'11" x 9'11" (3.64 x 3.03)

BEDROOM TWO
11'8" x 8'5" (3.57 x 2.58)

BEDROOM THREE
8'4" x 6'10" (2.56 x 2.09)

BATHROOM
6'10" x 5'2" (2.09 x 1.58)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

WORKSHOP
10'5" x 4'6" (3.18 x 1.39)

SHED
6'10" x 4'5" (2.09 x 1.35)

WC
4'7" x 3'0" (1.42 x 0.92)

FREEHOLD - COUNCIL TAX BAND D

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.









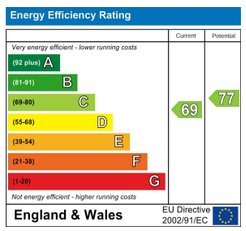












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