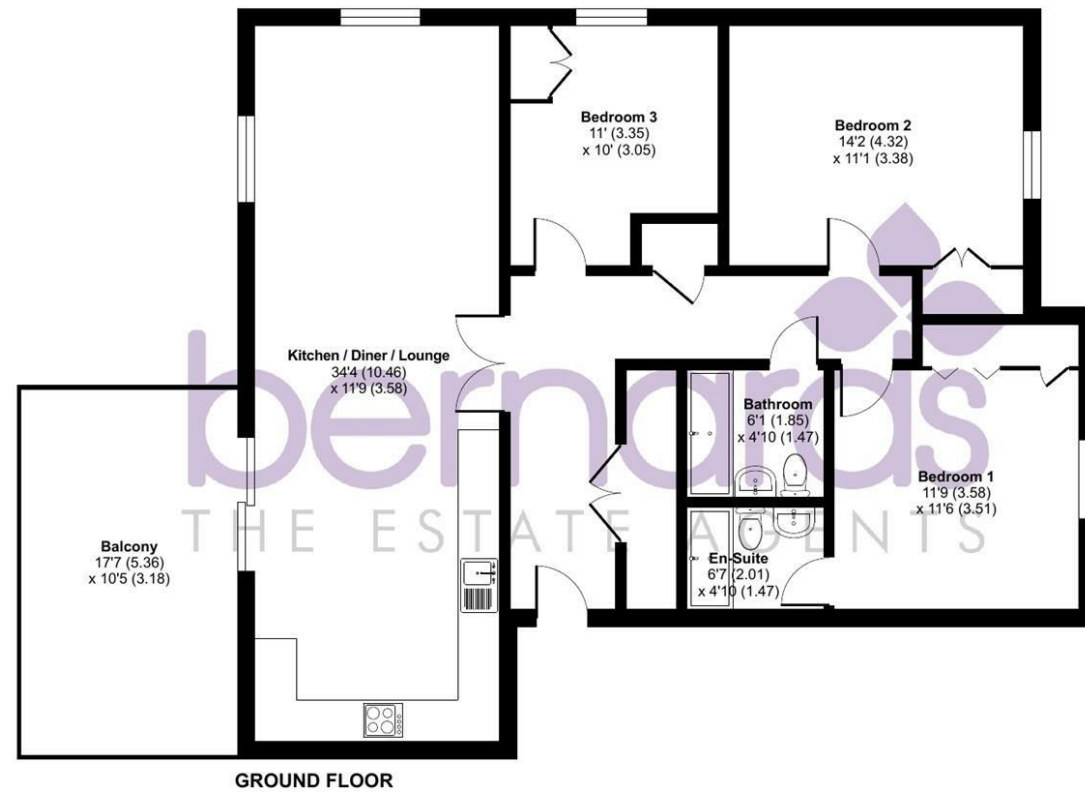


Sanderling Lodge, Rope Quays, Gosport, PO12

Approximate Area = 1194 sq ft / 110.9 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to © nctechcom 2025 by a third party. Produced for Bernards Estate and Letting Agents Ltd. REF: 1348042



£1,600 Per Month

Rope Quays, Gosport PO12 1EN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- 3 BEDROOM PENTHOUSE APARTMENT
- PANORAMIC VIEWS TO PORTSMOUTH HARBOUR
- PRIVATE 17FT BALCONY
- SECURE GATED ENTRANCE WITH ALLOCATED PARKING
- AVAILABLE NOW
- LIFT ACCESS TO ALL FLOORS
- IDEAL FOR PROFESSIONALS
- SPACIOUS ACCOMODATION
- AMPLE STORAGE THROUGHOUT
- 2 BATHROOMS

Bernards are pleased to offer this outstanding two/three-bedroom penthouse apartment to the rental market, boasting stunning panoramic views across Portsmouth Harbour.

Situated within the sought-after Rope Quays development, this spacious 1,194 sq. ft. apartment enjoys a prime waterfront location in the heart of Gosport town centre, just a short walk from the High Street and Gosport Ferry Terminal, providing convenient access to Portsmouth and surrounding areas.

Accessed via a secure gated entrance, the property benefits from two allocated parking spaces, including one within the covered underground car park, as well as lift access to all floors.

Finished to a high standard throughout, the apartment offers double glazing, electric heating, and well-proportioned accommodation comprising two generous double bedrooms, with a third room currently arranged as a home office, making it ideal for those working from home. The principal

bedroom features a modern en suite shower room, complemented by a further contemporary shower room.

The heart of the home is the impressive open-plan kitchen, dining and living area, which opens onto a superb 17ft private balcony through large glazed doors. The balcony provides the perfect space to relax or entertain while enjoying uninterrupted views across Portsmouth Harbour.

Offering spacious and versatile accommodation in an enviable waterside setting, this exceptional penthouse is ideally suited to professionals, couples or small families seeking premium rental accommodation in a well-connected location. Early viewing is highly recommended.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

OPEN PLAN KITCHEN TO LOUNGE/DINER

34'4 x 11'9 (10.46m x 3.58m)

BALCONY

17'7 x 10'5 (5.36m x 3.18m)

BEDROOM ONE

11'9 x 11'6 (3.58m x 3.51m)

EN SUITE

BEDROOM TWO

14'2 x 11'1 (4.32m x 3.38m)

BEDROOM THREE

11 x 10 (3.35m x 3.05m)

SHOWER ROOM

OUTSIDE

ALLOCATED PARKING

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 ACT 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		
England & Wales	65	76
EU Directive 2002/91/EC		

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