

### Wych Lane, Gosport, PO13

Approximate Area = 951 sq ft / 88.3 sq m  
 Limited Use Area(s) = 81 sq ft / 7.5 sq m  
 Outbuilding = 98 sq ft / 9.1 sq m  
 Total = 1130 sq ft / 104.9 sq m  
 For identification only - Not to scale

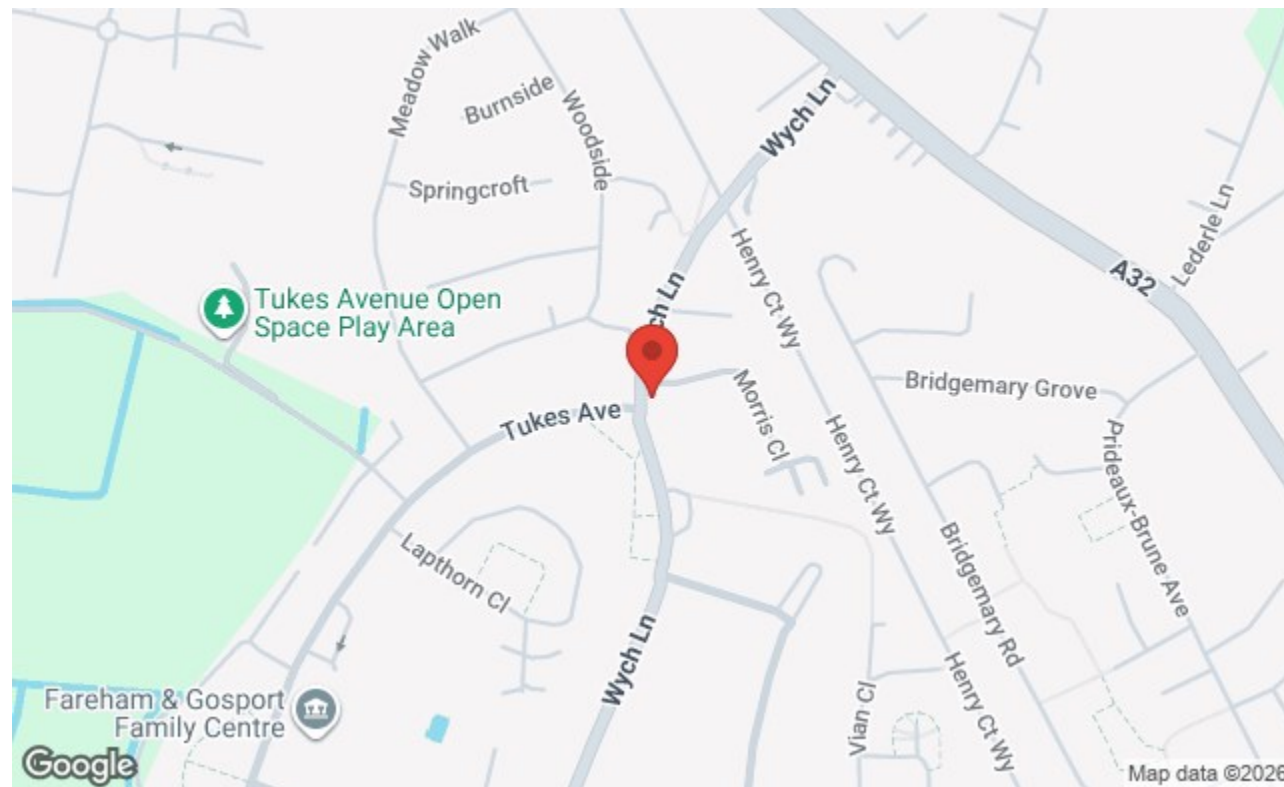


Offers Over £300,000

Wych Lane, Gosport PO13 0TA



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278534



## HIGHLIGHTS

- ❖ TWO/THREE BEDROOMS
- ❖ DETACHED CHALET BUNGALOW
- ❖ OFF ROAD PARKING
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ ATTRACTIVE GARDENS
- ❖ SUMMER HOUSE
- ❖ OUTSKIRTS OF GOSPORT
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ TWO RECEPTION ROOMS

Nestled on Wych Lane in the charming area of Gosport, this delightful two/three bedroom detached chalet bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 951 square feet, the property is designed to cater to modern living while providing a warm and inviting atmosphere.

Upon entering, you are greeted by a spacious living room that overlooks the picturesque rear garden, creating a serene space for relaxation. Adjacent to this, a separate dining room can easily serve as a third bedroom, providing flexibility to suit your needs. The well-appointed kitchen/diner is perfect for family meals and entertaining guests. The ground floor also features a generously sized double bedroom and a well-equipped bathroom.

Ascend to the upper level, where you will find the master bedroom, complete with an en suite and a

dressing room, offering a private retreat. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the attractive rear garden is a true highlight, featuring a charming summer house that invites you to enjoy the outdoors. Additionally, off-road parking is conveniently located at the rear of the property.

This bungalow is ideally situated close to local bus routes, shops, and schools, making it an excellent choice for families and commuters alike. With its appealing features and prime location, this property is not to be missed. Bernards is proud to present this wonderful home, ready for you to make it your own.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN/DINER

13'3 x 8'6 (4.04m x 2.59m)

## LIVING ROOM

15'11 x 11'3 (4.85m x 3.43m)

## DINING ROOM

12'4 x 10'0 (3.76m x 3.05m)

## BEDROOM TWO

13'5 x 11'0 (4.09m x 3.35m)

## BATHROOM

6'9 x 6'8 (2.06m x 2.03m)

## LANDING

## BEDROOM ONE

11'10 x 10'9 (3.61m x 3.28m)

## EN SUITE

5'4 x 5'4 (1.63m x 1.63m)

## DRESSING ROOM

5'11 x 5'5 (1.80m x 1.65m)

## OUTSIDE

## FRONT & REAR GARDENS

## SUMMER HOUSE

14'1 x 6'11 (4.29m x 2.11m)

## OFF ROAD PARKING

## 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.

## 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

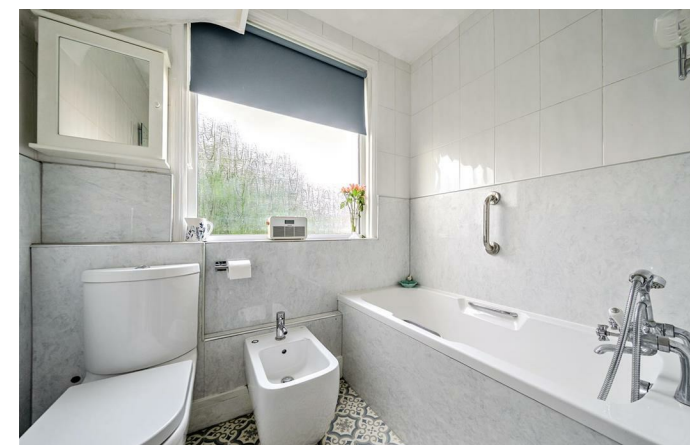
## BERNARDS MORTGAGE & PROTECTION

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!

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

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