

Asking Price £895,000

Brodrick Avenue, Gosport PO12 2EN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Detached character home extending to approximately 2,712 sq ft
- ❖ Highly sought-after Alverstoke location
- ❖ Living room with bay window
- ❖ Bay House School catchment
- ❖ Spacious entrance hall and downstairs WC
- ❖ Large kitchen/diner with bi-fold doors
- ❖ En-suite bathroom
- ❖ Front driveway leading to integral garage

Bernards Estate Agents are delighted to offer for sale this impressive, characterful detached home extending to approximately 2,712 sq ft, situated in the highly sought-after Alverstoke area.

The property enjoys a convenient location close to Alverstoke Village shops, local bus routes, and Stoke Bay Beach, and falls within the prestigious Bay House School catchment area.

Inside, the home features double glazing and gas central heating throughout. The ground floor comprises a spacious entrance hall, downstairs WC, a living room with bay window, and a versatile family room that could also serve as a fifth bedroom. The generous kitchen/dining area boasts bi-fold doors opening onto the garden, creating a seamless indoor-outdoor flow. There is also a separate utility room and an additional sitting area, offering

excellent space for family life and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a master suite with an en-suite bathroom, complemented by a modern family bathroom.

Externally, the property benefits from a front driveway leading to the integral garage. The rear garden is mainly laid to lawn and features a patio, an outdoor kitchen with BBQ, and a summer house —perfect for relaxing and entertaining.

Viewing is highly recommended to fully appreciate all that this remarkable home has to 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

## DOWNSTAIRS WC

## LIVING ROOM

14'11 x 12'10 (4.55m x 3.91m)

## FAMILY ROOM/BEDROOM 5

24'1 x 11 (7.34m x 3.35m)

## DINING ROOM

19'2 x 11'9 (5.84m x 3.58m)

## KITCHEN/BREAKFAST ROOM

17'3 x 16'5 (5.26m x 5.00m)

## UTILITY ROOM

8'0 x 8'0 (2.44m x 2.44m)

## LANDING

## BEDROOM ONE

22'0 x 14'9 (6.71m x 4.50m)

## EN SUITE

6'7 x 6'3 (2.01m x 1.91m)

## BEDROOM TWO

15'6 x 12'10 (4.72m x 3.91m)

## BEDROOM THREE

13'10 x 9'11 (4.22m x 3.02m)

## BEDROOM FOUR

11'6 x 8'0 (3.51m x 2.44m)

## BATHROOM

10'8 x 8'4 (3.25m x 2.54m)

## OUTSIDE

## FRONT DRIVEWAY

## GARAGE

17'7 x 14'1 (5.36m x 4.29m)

## ENCLOSED REAR GARDEN

With outdoor kitchen/bbq.

## SUMMER HOUSE

7'10 x 4'11 (2.39m x 1.50m)

## 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!

## Freehold / Council Tax Band F

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		
	70	77
EU Directive 2002/91/EC		
England & Wales		

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# Brodrick Avenue, Gosport, PO12

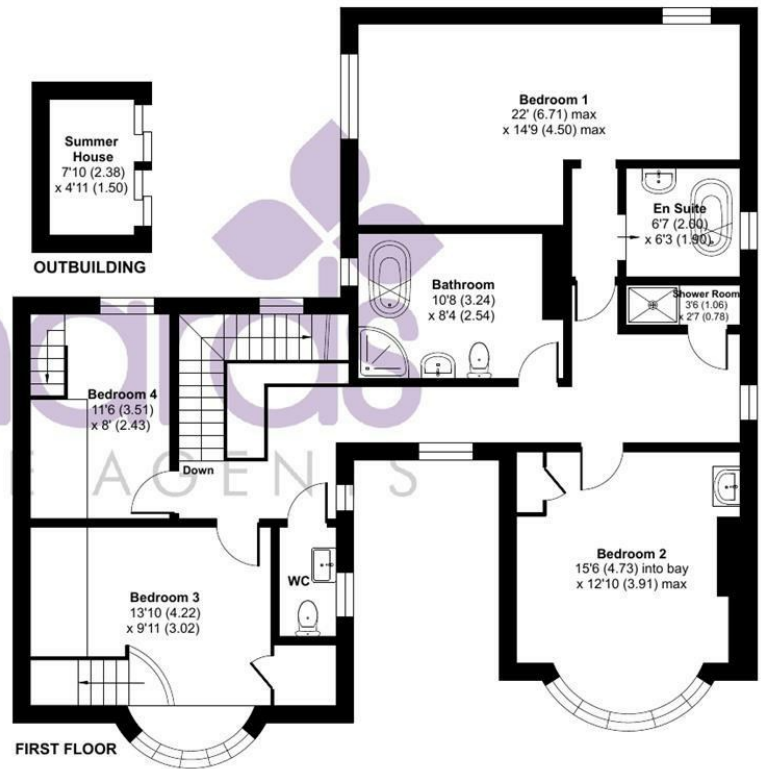
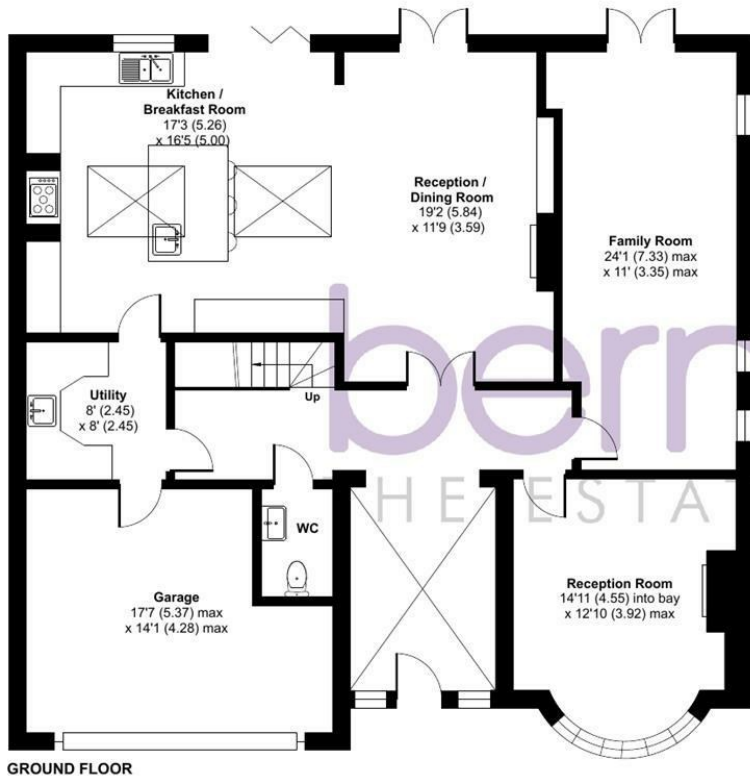
Approximate Area = 2457 sq ft / 228.2 sq m

Garage = 217 sq ft / 20.1 sq m

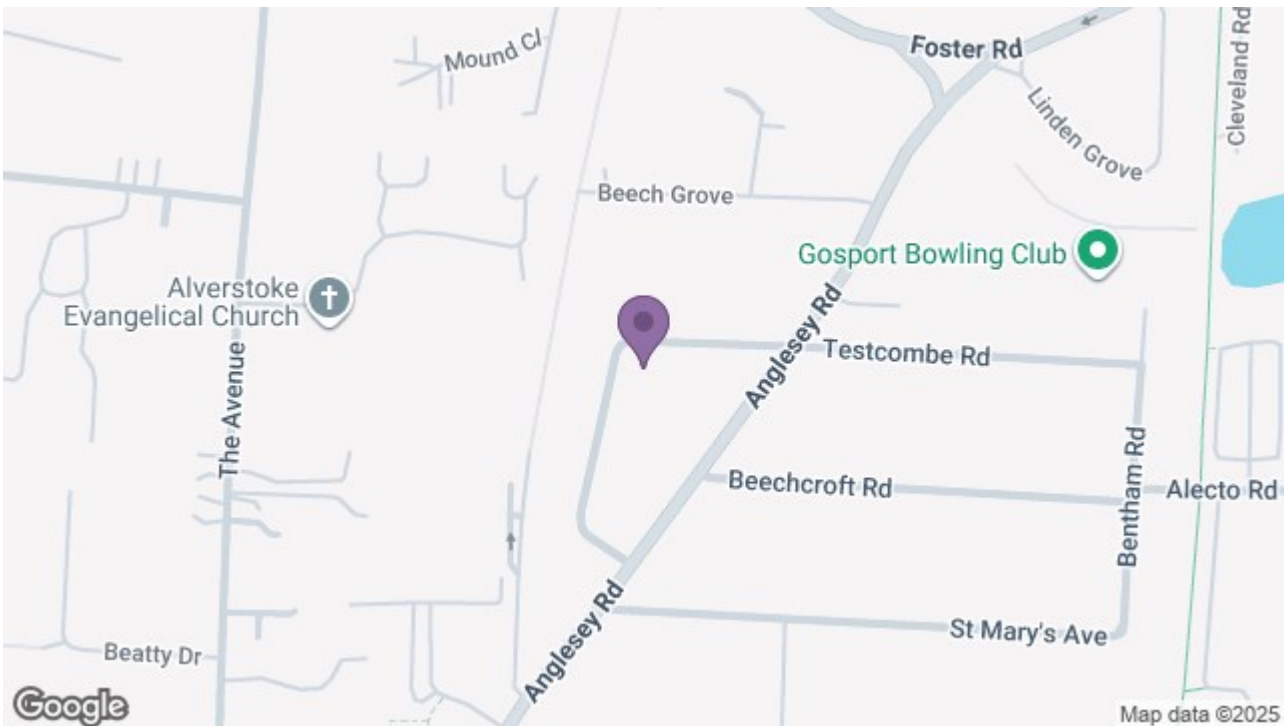
Outbuilding = 38 sq ft / 3.5 sq m

Total = 2712 sq ft / 251.8 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1387458



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