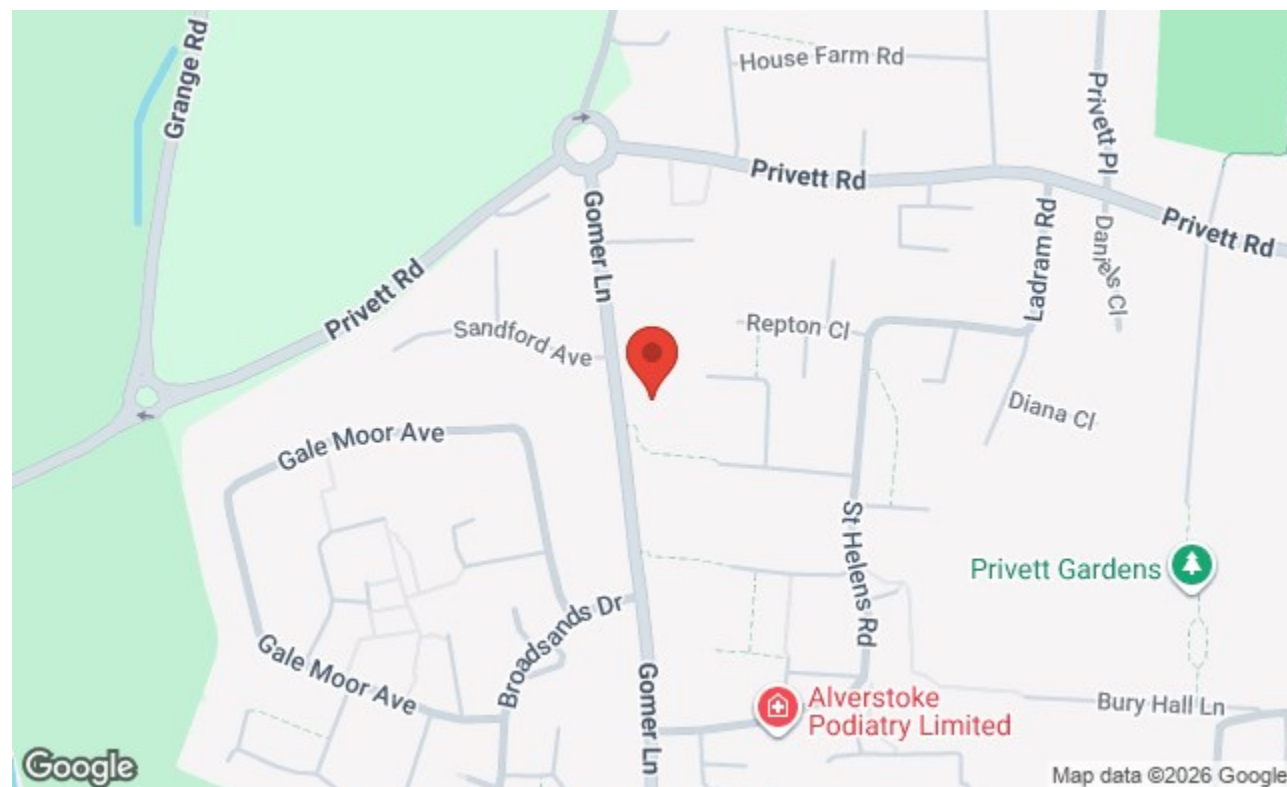


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1382585



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



Asking Price £600,000

Gomer Lane, Alverstoke, PO12 2RZ

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HIGHLIGHTS

- Refurbished detached home in the sought-after Alverstoke
- Walking distance to Stokes Bay Beach, Stanley Park and Bay House School
- Double glazing and gas central heating
- Large front driveway providing ample parking
- Detached garage
- Four well-sized bedrooms, including a master with en suite
- Downstairs WC
- Outbuilding currently used as a bedroom

Bernards are pleased to present this beautifully refurbished detached home, situated in the highly sought-after Alverstoke area of Gosport. Ideally positioned, the property is just a short walk from Stokes Bay Beach, Stanley Park, and Bay House School. The home benefits from double glazing and gas central heating throughout. The ground floor offers a convenient downstairs WC, a study, a spacious living room, and a modern fitted kitchen/diner complemented by a separate utility room.

Upstairs, you will find four generously sized bedrooms, including a master with en suite, as well as a contemporary family bathroom. Externally, the property features an enclosed rear garden and an outbuilding currently used as an additional bedroom. To the front, there is a large driveway providing ample parking and a detached garage. This fantastic property is not to be missed—early viewing is highly recommended!

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



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- STUDY**
12'3 x 6'11 (3.73m x 2.11m)
- LIVING ROOM**
12'8 x 12'2 (3.86m x 3.71m)
- KITCHEN/BREAKFAST ROOM**
19'1 x 16 (5.82m x 4.88m)

- UTILITY ROOM**
13'2 x 5'5 (4.01m x 1.65m)
- LANDING**
- BEDROOM ONE**
12'11 x 10'0 (3.94m x 3.05m)
- EN SUITE**
9'11 x 5'9 (3.02m x 1.75m)
- BEDROOM TWO**
12'10 x 11'11 (3.91m x 3.63m)
- BEDROOM THREE**
11'7 x 10'1 (3.53m x 3.07m)
- BEDROOM FOUR**
9'10 x 6'11 (3.00m x 2.11m)
- BATHROOM**
6'10 x 6'1 (2.08m x 1.85m)

- OUTSIDE**
- STORE ROOM**
7'10 x 5'11 (2.39m x 1.80m)
- GARDEN ROOM/BEDROOM**
16'9 x 10'5 (5.11m x 3.18m)
- DRIVEWAY**
- GARAGE**
17'11 x 8'5 (5.46m x 2.57m)

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 D



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		
EU Directive 2002/91/EC	70	79
England & Wales		



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