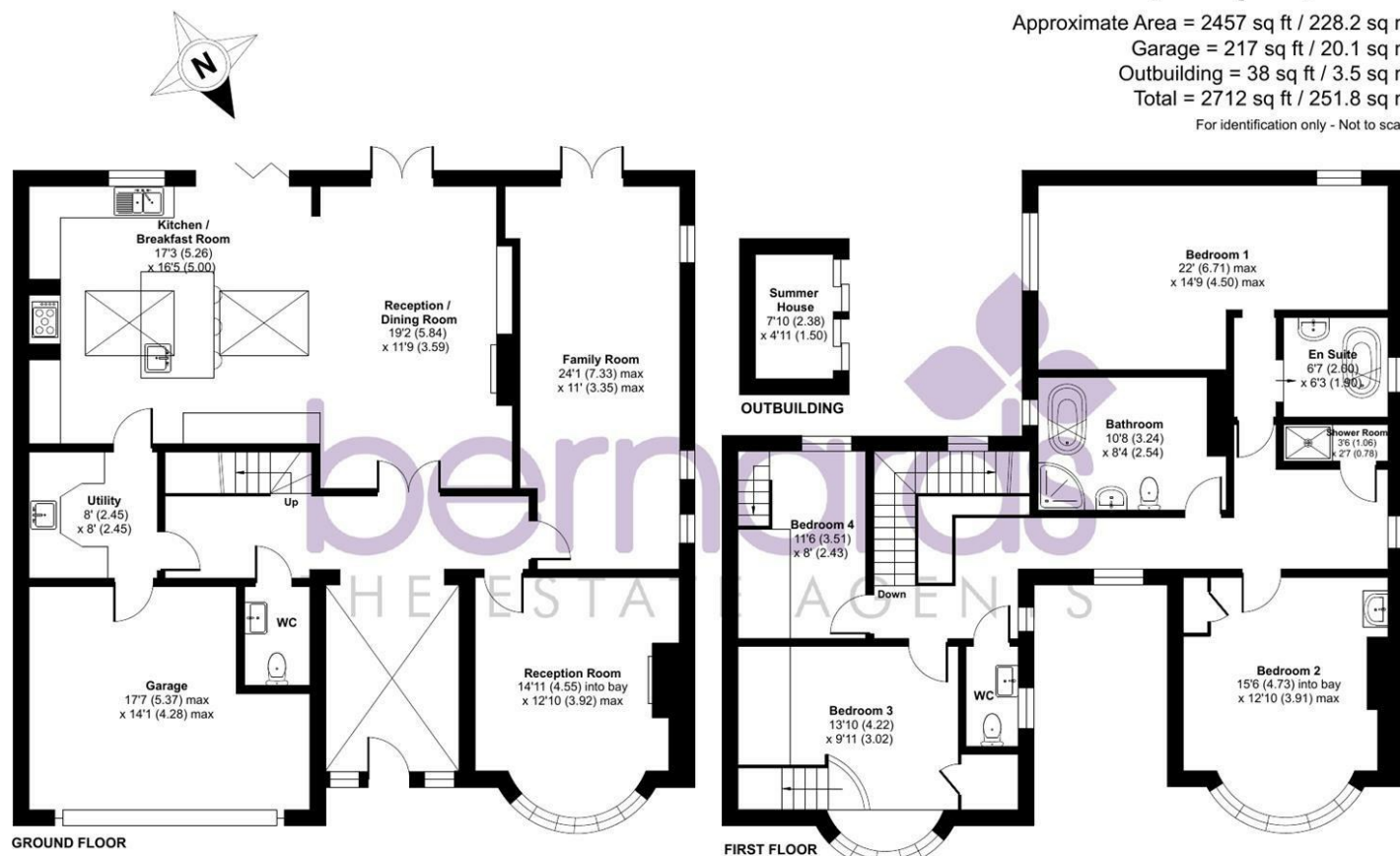


Brodrick Avenue, Gosport, PO12

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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1387458



Asking Price £849,995

Brodrick Avenue, Gosport PO12 2EN

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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

This impressive and characterful detached home extends to approximately 2,712 sq ft and is situated in the highly sought-after area of Alverstoke. The property further benefits from a newly installed roof, adding peace of mind for prospective buyers.

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

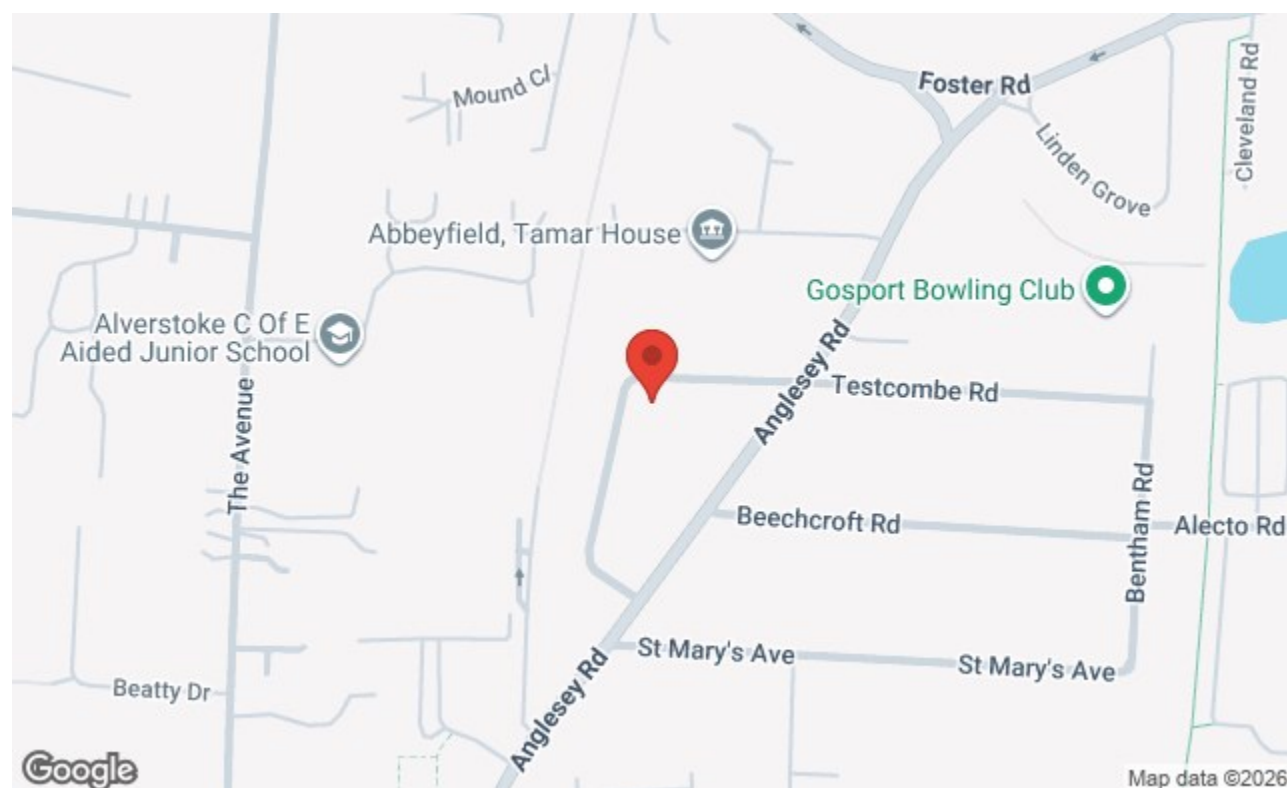
Internally, the property benefits from double glazing and gas central heating throughout. The ground floor comprises a welcoming and spacious entrance hall, a downstairs WC, a living room with bay window, and a versatile family room which could alternatively be used as a fifth bedroom. The heart of the home is the stunning high-spec kitchen/dining extension, featuring a designer, bespoke kitchen finished to an exceptional standard. This impressive space has been thoughtfully designed for modern living and entertaining, with bi-fold doors opening onto the rear garden to create a seamless indoor-outdoor connection. Additional ground floor

accommodation includes a separate utility room and an additional sitting area, providing excellent space for modern family life and entertaining.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite bathroom, along with a contemporary family bathroom.

Externally, the property offers a front driveway providing off-road parking and access to the integral garage. The rear garden is mainly laid to lawn and complemented by a patio area, with an outdoor kitchen and BBQ providing an ideal setting for alfresco dining and summer entertaining, while the summer house offers a perfect space for relaxing, working from home, or hosting guests.

Viewing is highly recommended to fully appreciate the space, quality, and location this exceptional home has to offer.



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



Call today to arrange a viewing
 02392 004660
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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)

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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.

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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.

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



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