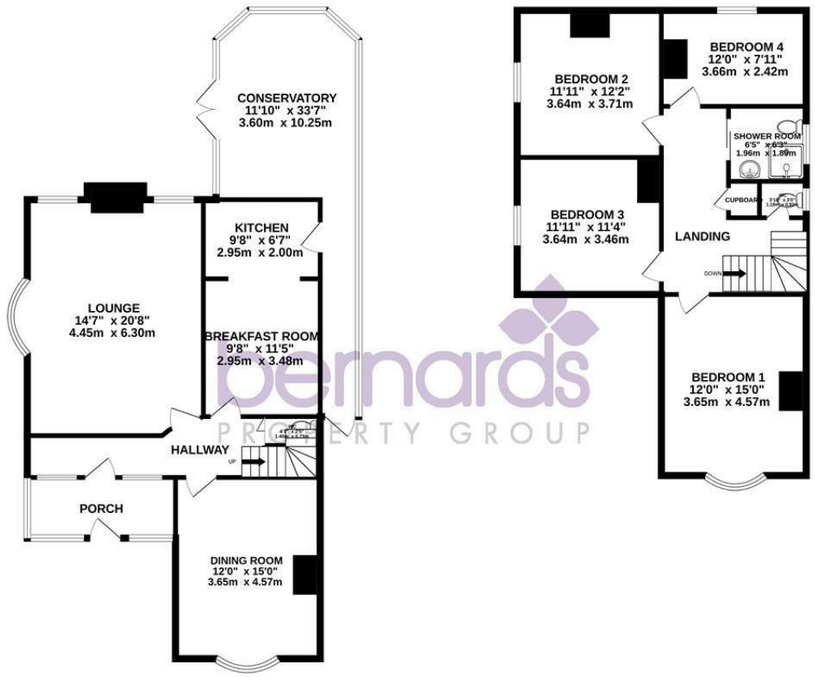
GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



bernards PROPERTY GROUP

TOTAL FLOOR AREA : 1754 sq.ft. (163.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers In The Region Of £475,000

Privett Road, Gosport PO12 3SY

bernards THE ESTATE AGENTS



4 1 2

HIGHLIGHTS

- Fantastic four-bedroom detached character house
- Many original features retained throughout
- Excellent potential to modernise and extend, subject to planning
- Double garage with electric door and parking to the front
- Four well-proportioned double bedrooms
- Backing directly onto Privett Park
- Close to Privett Park, Stokes Bay Beach, local shops and bus routes
- No onward chain
- Bay House School catchment area

Guide price £475,000–£500,000

A SUBSTANTIAL FOUR-BEDROOM DETACHED CHARACTER HOME WITH A LARGE GARDEN AND EXCEPTIONAL GARAGE

A rare opportunity to acquire a spacious four-bedroom detached character home, ideally situated close to Privett Park, Stokes Bay and the open spaces of the surrounding area. The property retains a wealth of original features while benefiting from a number of improvements, including UPVC double glazing, insulation, a modern boiler and owned solar panels.

The ground floor offers two impressive reception rooms with bay windows, a kitchen/breakfast room, conservatory and downstairs WC. Upstairs are four generous double bedrooms, a recently refitted shower room designed with disability use in mind and a separate WC. A fully operational and serviced stair lift is also available.

Outside is a particularly large rear garden, which is not directly overlooked, together with an exceptionally spacious detached double garage capable of accommodating two large cars and two smaller cars. There is also additional off-road parking and vehicle access to the rear. The garage offers excellent potential for storage, workshop or home office use, subject to any necessary permissions.

The property also benefits from a wealth of original fireplaces, adding considerable character rarely found in modern homes.

Located close to Privett Park, Stokes Bay Beach, local shops and bus routes, and within the Bay House School catchment area.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE
20'8 x 14'7 (6.30m x 4.45m)

DINING ROOM
15'0 x 12'0 (4.57m x 3.66m)

KITCHEN/BREAKFAST ROOM
17'4 x 9'8 (5.28m x 2.95m)

CONSERVATORY
15'8 x 11'10 (4.78m x 3.61m)

LANDING

BEDROOM ONE
15'0 x 12'0 (4.57m x 3.66m)

BEDROOM TWO
12'2 x 11'11 (3.71m x 3.63m)

BEDROOM THREE
11'11 x 11'4 (3.63m x 3.45m)

BEDROOM FOUR
12'0 x 7'11 (3.66m x 2.41m)

SHOWER ROOM
6'5 x 6'3 (1.96m x 1.91m)

ADDITIONAL WC

OUTSIDE

ENCLOSED REAR GARDEN

DOUBLE GARAGE
25'11 x 15'11 (7.90m x 4.85m)

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!









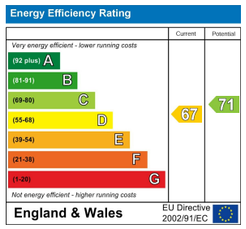












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