

Asking Price £195,000

Vanguard Road, Gosport PO12 4FE



HIGHLIGHTS

- ❖ Large two bedroom apartment
- ❖ Bright and airy throughout
- ❖ Ample parking and visitor spaces
- ❖ No ground rent
- ❖ Sea glimpses from principal bedroom
- ❖ Large south-facing balcony
- ❖ Close to sea-front
- ❖ Close to local shops, schools and amenities

As you walk into this bright and airy, generously proportioned apartment, you are immediately welcomed by a wonderful sense of space and light that flows throughout the home. The layout has been thoughtfully designed to maximise both comfort and practicality, with excellent-sized rooms that feel open, inviting, and ideal for modern living.

The apartment boasts two spacious bedrooms, with the principal bedroom enjoying a glimpse of the sea, lending a subtle yet special coastal feel. The principal bedroom further benefits from its own private en-suite, while a well-appointed family bathroom serves the remainder of the apartment, making it ideally suited to couples, sharers, or visiting guests. A fibre-optic connection has also recently been installed to the building.

At the heart of the home is the impressive living and

dining area, a bright and versatile space ideal for relaxing or entertaining. This room opens onto a private south west facing balcony, offering the perfect spot to enjoy fresh sea air. The kitchen is neatly arranged and highly functional, complementing the overall flow of the apartment. As well as that most furniture can be included without an additional charge.

Situated just a short walk from the water, this property offers the best of coastal living, with scenic walks and the shoreline right on your doorstep. All furniture can be included without charge, making this a fantastic turnkey opportunity for buyers seeking a ready-to-move-into home or an ideal investment.

Overall, this is a large, light-filled apartment that combines generous proportions, a desirable coastal location, and excellent lifestyle appeal — a home that truly needs to be seen to be appreciated.

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02392 004660
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PROPERTY INFORMATION

Entrance Hall

Kitchen

150 x 8'2 (4.57m x 2.49m)

Diner / Living Room

18'4 x 12'0 (5.59m x 3.66m)

Balcony

7'10 x 3'7 (2.39m x 1.09m)

Bedroom 1

12'10 x 11'7 (3.91m x 3.53m)

En-Suite

6'0 x 5'9 (1.83m x 1.75m)

Bedroom 2

10'5 x 8'9 (3.18m x 2.67m)

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Outside

Allocated Parking

Visitor Parking

Bin Store

Bike Store

Lease details

Lease from June 2000 for 999 years
Ground Rent has been purchased so
there is no charge.

Service Charge is £1750 approx
expected for this current year

Owners Notice

Most furniture can be included in
the purchase without the additional
charge

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.

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.

Removals

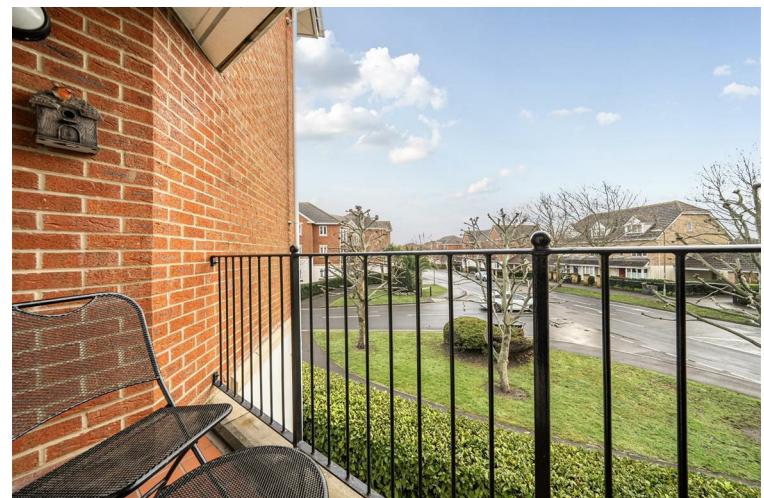
As part of our drive to assist clients
with all aspects of the moving
process, we have sourced a
reputable removal company. Please
ask a member of our sales team for
further details and a quotation.

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!

Leasehold / 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			
England & Wales		EU Directive 2002/91/EC	



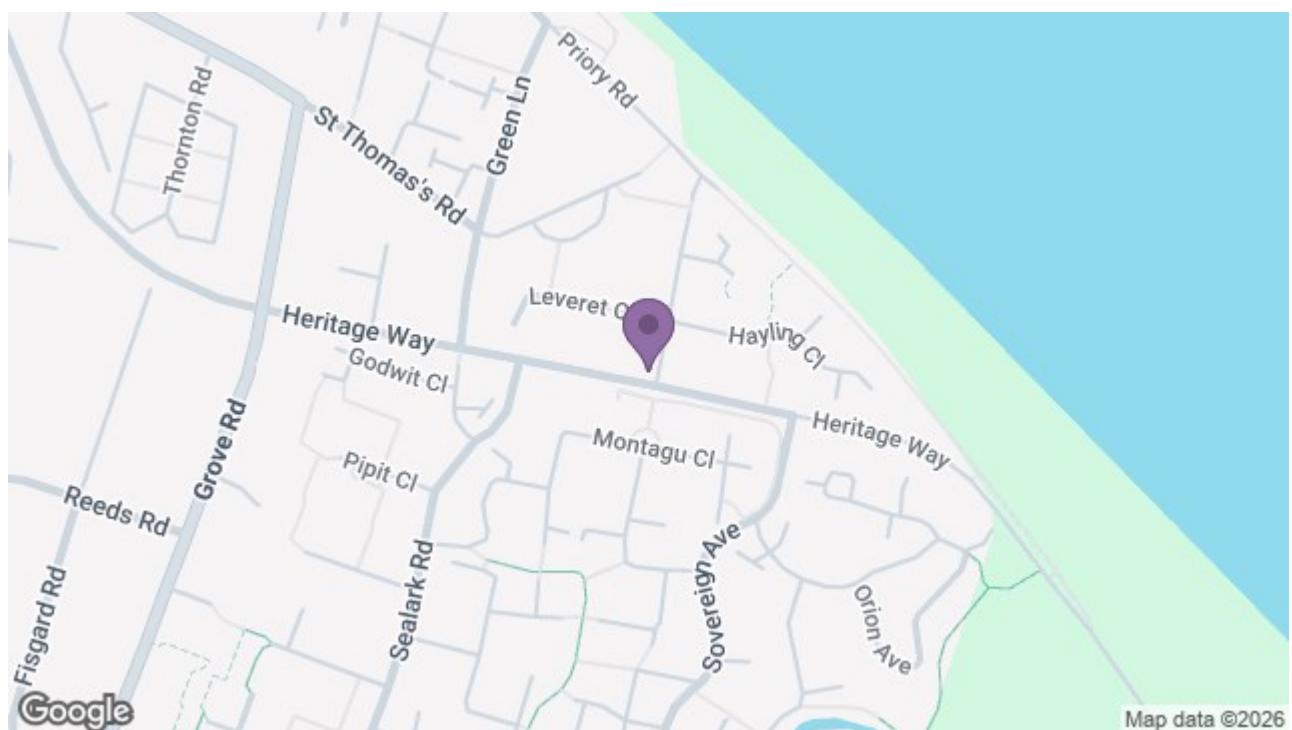
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Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntc.com 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1405713



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