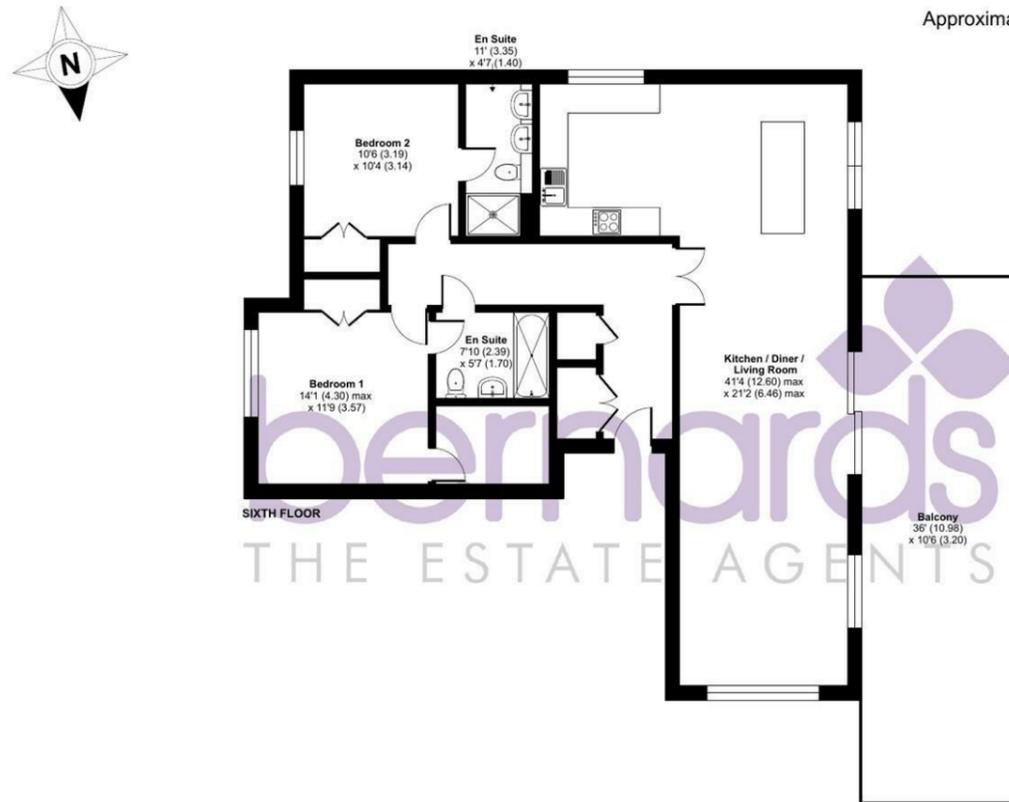


# Sanderling Lodge, Rope Quays, Gosport, PO12

Approximate Area = 1197 sq ft / 111.2 sq m  
For identification only - Not to scale

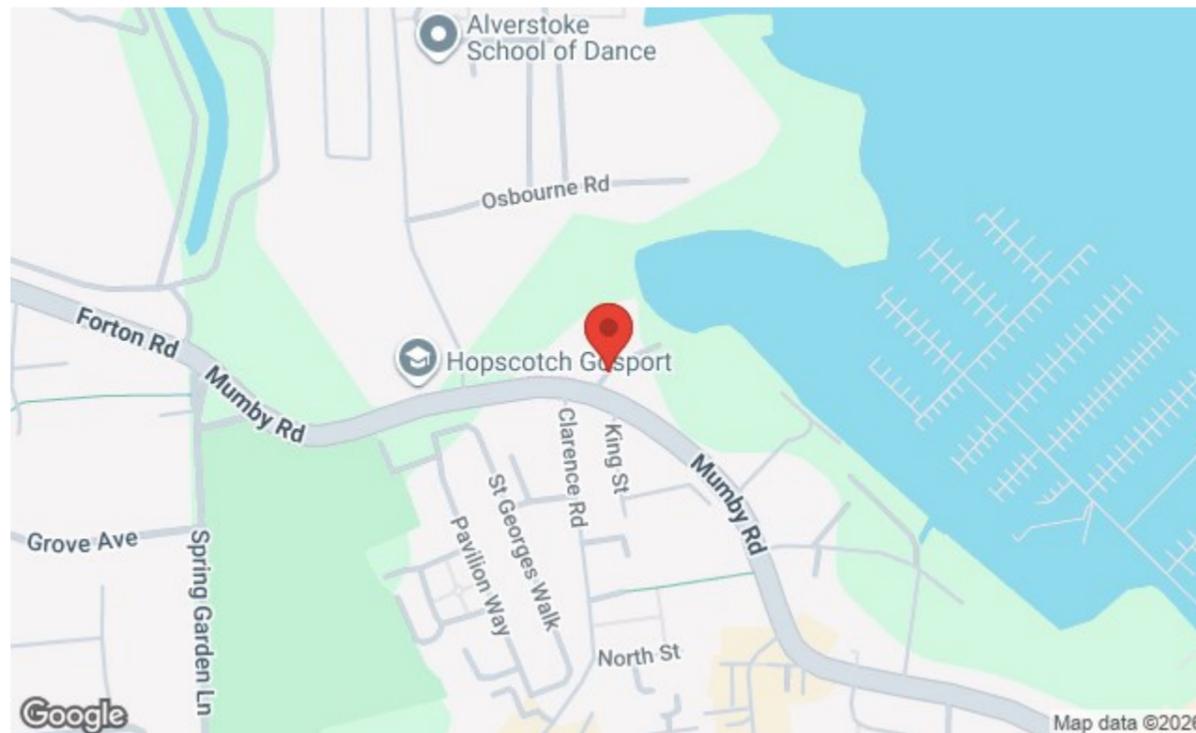


Asking Price £400,000

Rope Quays, Gosport PO12 1EN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410869



## HIGHLIGHTS

- ❖ Stunning penthouse apartment
- ❖ Waterside development of Rope Quays
- ❖ Lift access to all floors
- ❖ Access from the lounge to a large decked balcony
- ❖ En suite to the master bedroom
- ❖ Secure electric gated access to the allocated parking
- ❖ Spectacular lounge/diner with panoramic views
- ❖ Furniture negotiable by separate agreement

Bernards Estate Agents are delighted to offer for sale this stunning penthouse apartment in the waterside development of Rope Quays. EWS1 certificate available.

Situated in the heart of Gosport town centre, the property is within walking distance of High Street shops, local bus routes, and the Gosport ferry terminal, offering excellent links to Portsmouth Harbour train station.

The apartment has been thoughtfully improved by the current owners and features a spectacular lounge/diner with panoramic views over Portsmouth Harbour towards the Spinnaker Tower. A door from the lounge opens onto a large decked balcony, and the open-plan kitchen comes complete with integrated appliances and an island unit.

There are two double bedrooms, including a master with an en suite and a second bedroom with a dressing room. A further bathroom is located off the hallway.

Externally, the property benefits from communal gardens and allocated parking. Security electric gates provide access to the car park, and lift access is available to all floors.

All furniture is negotiable, adding extra flexibility for the incoming buyer. Viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

## OPEN PLAN KITCHEN TO LOUNGE/DINER

41'4 x 21'2 (12.60m x 6.45m)

## BALCONY

36'0 x 10'6 (10.97m x 3.20m)

## BEDROOM ONE

14'1 x 11'9 (4.29m x 3.58m)

## EN SUITE

7'10 x 5'7 (2.39m x 1.70m)

## BEDROOM TWO

10'6 x 10'4 (3.20m x 3.15m)

## EN SUITE

11'0 x 4'7 (3.35m x 1.40m)

## OUTSIDE

## ALLOCATED PARKING

## COUNCIL TAX BAND E

## LEASEHOLD INFORMATION

Lease Term - 125 years from 1 April 2005.

Leasehold service/management charge: £2,148.79 for the half-year period 1 April 2025 – 30 September 2025 (approximately £358 per month).

## 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!



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		71	79
England & Wales			



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