

Offers Over £210,000

Forton Road, Gosport PO12 4TG



## HIGHLIGHTS

- ❖ Three spacious bedrooms
- ❖ Two modern bathrooms
- ❖ Two inviting reception rooms
- ❖ Off-road parking to the rear
- ❖ Close to parks, shops, and schools
- ❖ Perfect for first-time buyers, families, or investors
- ❖ Enclosed garden
- ❖ Close to town centre

### OFF ROAD PARKING TO THE REAR!

Bernards are delighted to present this charming three-bedroom terraced home on Forton Road, Gosport. Offering a spacious and practical layout, this property is ideal for families and individuals alike.

The house features two welcoming reception rooms, perfect for relaxing or entertaining guests. There are three well-proportioned bedrooms, each providing comfort and privacy, along with two modern bathrooms for convenience. To the rear of the property, there is off-road

parking, providing added practicality and peace of mind.

Located in a friendly community, residents will enjoy easy access to parks, shops, and schools, with excellent transport links to Portsmouth and the surrounding areas.

This property combines comfort and functionality in a highly desirable location, making it a superb choice for anyone looking to settle down or invest. A viewing is highly recommended to fully appreciate all it has to offer.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE

## LIVING ROOM

19'2" x 13'9" (5.85 x 4.20)

## KITCHEN/DINING ROOM

20'5" x 13'9" (6.24 x 4.20)

## LANDING

## BEDROOM ONE

16'7" x 13'8" (5.06 x 4.18)

## EN SUITE

6'8" x 6'2" (2.05 x 1.88)

## BEDROOM TWO

11'3" x 6'9" (3.44 x 2.07)

## BEDROOM THREE

9'4" x 6'6" (2.87 x 1.99)

## BATHROOM

7'5" x 6'11" (2.28 x 2.12)

## OUTSIDE

## REAR GARDEN

## REAR PARKING

## 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.

## Removal Quotes

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.

## 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.

## Bernards Mortgage & Protection

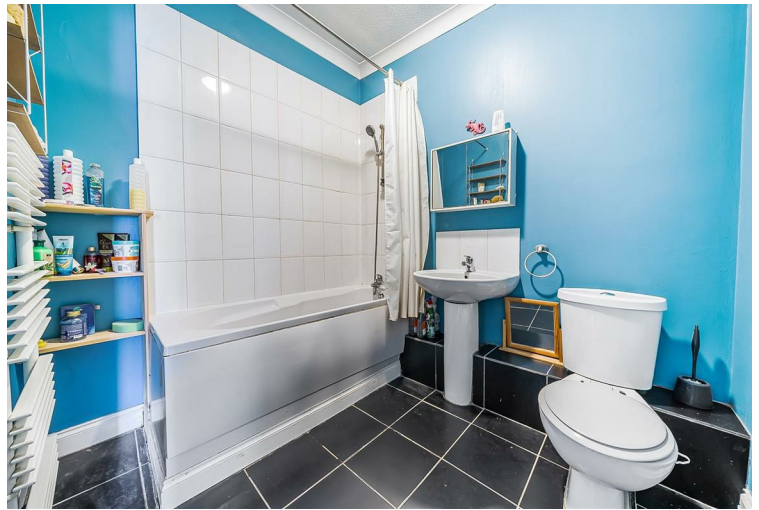
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!

## 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

## Freehold / Council Tax Band C



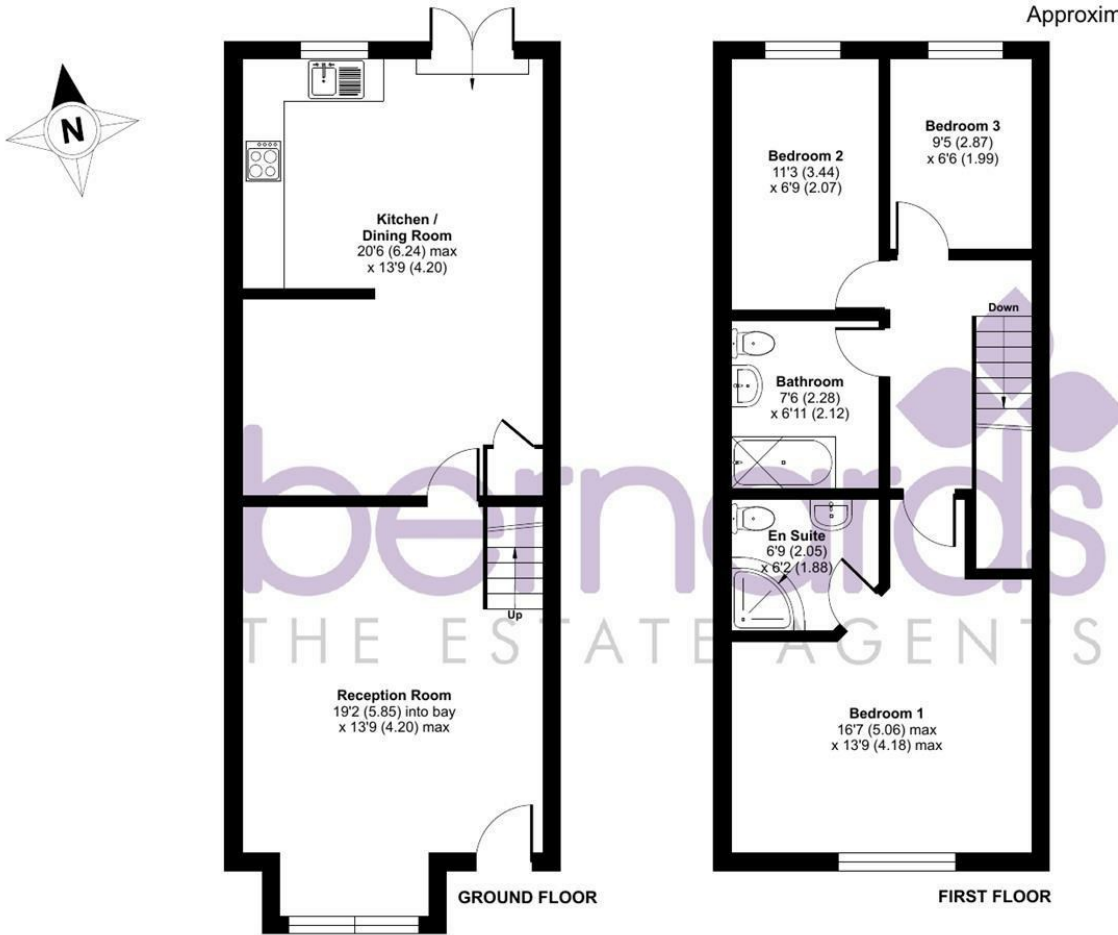
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			87
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



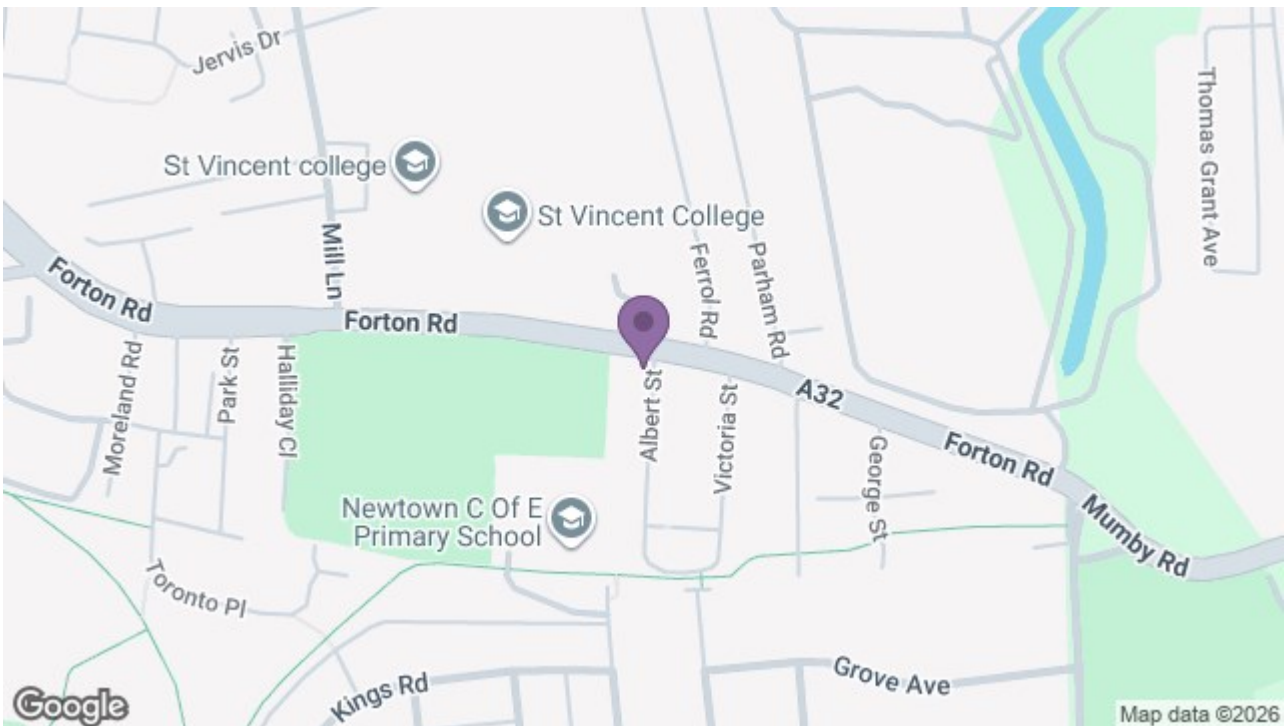
# Forton Road, PO12

Approximate Area = 1071 sq ft / 99.5 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). © nctechcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1264481



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