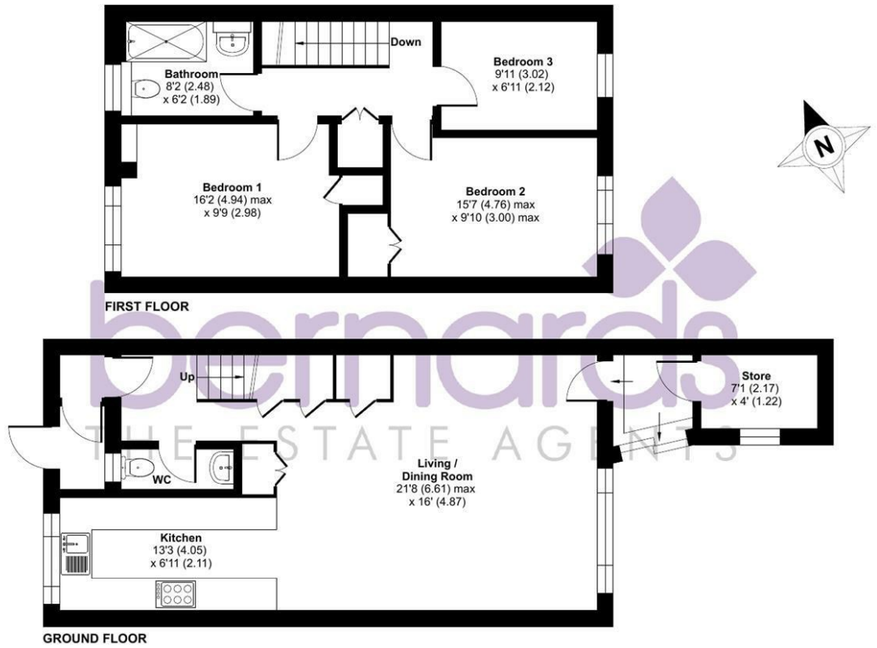
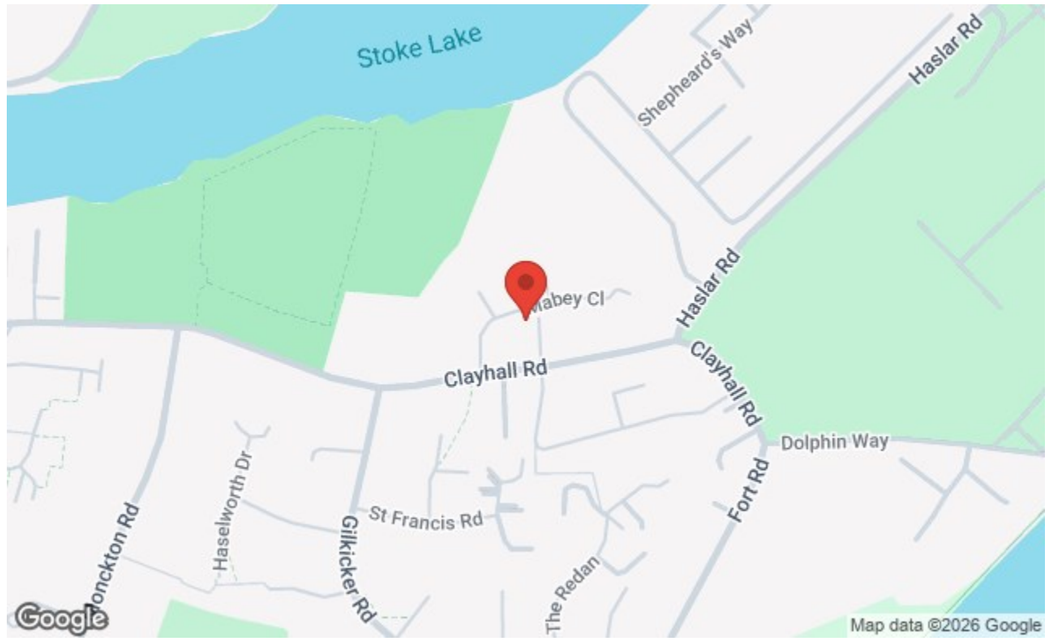
Mabey Close, Gosport, PO12

Approximate Area = 1033 sq ft / 95.9 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1415964



FOR SALE

Asking Price £260,000

Mabey Close, Gosport PO12 2AX

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- Three bedroom family home
- Sought-after location in Alverstoke
- Spacious living room overlooking rear garden
- Modern fitted kitchen/diner
- Downstairs WC
- Double glazing and gas central heating
- Close to Stokes Bay and seafront
- Within catchment for Bay House School
- Ideal first time buy

Bernards Estate Agents are delighted to present this spacious and well-appointed three-bedroom home, ideally located in the highly sought-after area of Alverstoke, Gosport.

The property benefits from double glazing and gas central heating. The ground floor offers a welcoming layout, featuring a convenient downstairs WC, a generous modern kitchen/diner perfect for family living and entertaining, and a large living room with pleasant views over the rear garden.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation for families, first-time buyers, or those looking to upsize.

Externally, the home boasts a private enclosed rear garden and a useful storage shed. The location is excellent, being within easy reach of Stokes Bay, Gosport town centre amenities, and falling within the catchment area for the highly regarded Bay House School.

This is a must-view property and an ideal first-time purchase in a prime coastal location.

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

DOWNSTAIRS WC

KITCHEN
13'3" x 6'11" (4.05 x 2.11)

LIVING/DINING ROOM
21'8" x 15'11" (6.61 x 4.87)

FIRST FLOOR LANDING

BEDROOM ONE
16'2" x 9'9" (4.94 x 2.98)

BEDROOM TWO
15'7" x 9'10" (4.76 x 3.00)

BEDROOM THREE
9'10" x 6'11" (3.02 x 2.12)

BATHROOM
8'1" x 6'2" (2.48 x 1.89)

OUTSIDE

REAR GARDEN

ON STREET PARKING

FREEHOLD / COUNCIL TAX BAND C

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!

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.









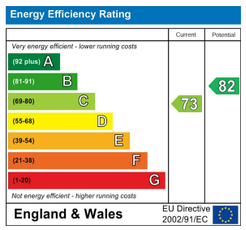












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