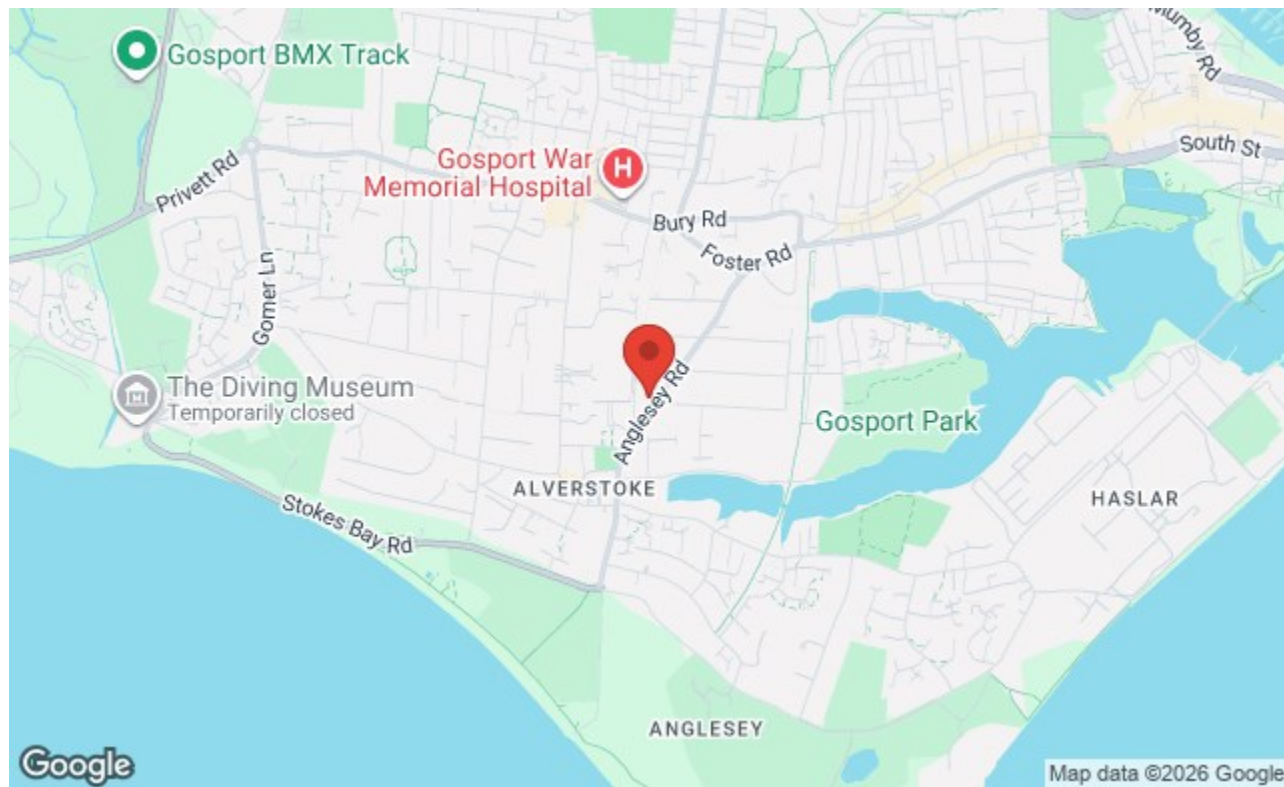


Anglesey Road, Gosport, PO12

Approximate Area = 2542 sq ft / 236.1 sq m
 Outbuilding = 200 sq ft / 18.5 sq m
 Total = 2742 sq ft / 254.6 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1417940



£3,250 Per Calendar Month

Anglesey Road, Gosport PO12 2EQ



HIGHLIGHTS

- ❖ MODERN 5 BEDROOM DETACHED FAMILY HOME
- ❖ LOCATED IN THE HIGHLY SOUGHT AFTER ALVERSTOKE
- ❖ DOUBLE GLAZING
- ❖ UNDERFLOOR HEATING
- ❖ LARGE GAMES ROOM WITH BAR
- ❖ FIFTH BEDROOM OR ADDITIONAL STUDY
- ❖ MASTER AND SECOND BEDROOM WITH ENSUITES
- ❖ FRONT DRIVEWAY PROVIDING OFFROAD PARKING
- ❖ ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- ❖ AVAILABLE START OF JUNE

Bernards Estate Agents are delighted to offer to let this individually built, modern detached house, presented in fantastic condition and located in the highly sought-after Alverstone area. Designed and constructed by the current owners, the property benefits from double glazing, gas central heating, air conditioning units, and underfloor heating.

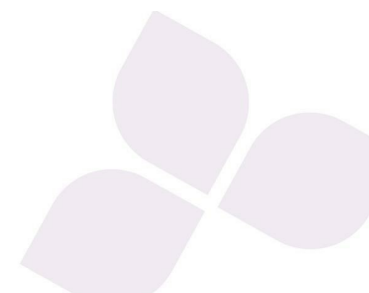
The ground floor features a versatile layout with Kardean flooring, a downstairs shower room, a spacious living room with a log burner, and a large games/family room with a bar area. The contemporary fitted kitchen/diner boasts an island unit, integrated appliances, and bi-fold doors leading to the garden, complemented by a separate utility room and a fifth

bedroom or additional reception room. Upstairs, there are four double bedrooms, including a master and second bedroom with ensuite bathrooms, a large dressing room, and a stylish family bathroom. Externally, the home offers a front driveway with off-road parking and an enclosed rear garden featuring a large summer house and shed. Conveniently located just a short walk from Stokes Bay Beach and Alverstone Village shops, and within the Bay House School catchment.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- LIVING ROOM**
21'5" x 12'7" (6.54 x 3.85)
- KITCHEN/DINING ROOM**
22'7" x 14'10" (6.89 x 4.53)
- UTILITY ROOM**
- GAMES ROOM**
22'7" x 19'11" (6.90 x 6.09)
- SNUG/BEDROOM**
13'5" x 11'5" (4.09 x 3.49)
- FIRST FLOOR LANDING**
- BEDROOM ONE**
13'8" x 10'10" (4.18 x 3.32)
- BEDROOM TWO**
13'7" x 11'3" (4.15 x 3.44)
- ENSUITE**
- BEDROOM THREE**
13'5" x 13'0" (4.11 x 3.98)
- ENSUITE**
- DRESSING ROOM**
- BEDROOM FOUR**
13'0" x 12'0" (3.98 x 3.66)
- BATHROOM**
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- SUMMER HOUSE**
14'2" x 10'4" (4.33 x 3.15)
- SHED**
10'4" x 5'1" (3.15 x 1.55)

RIGHT TO RENT
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

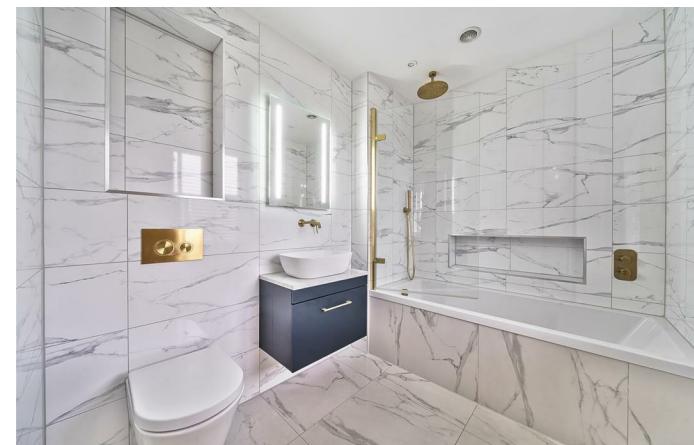
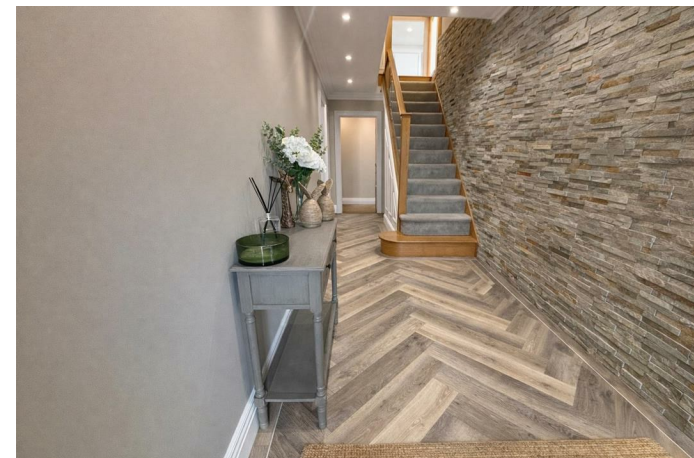
TENANT FEES 2019

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



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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