

Offers Over £190,000

Albert Street, Gosport PO12 4TY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ WELL-PRESENTED TWO-BEDROOM HOUSE
- ❖ HEART OF GOSPORT TOWN CENTRE
- ❖ NO ONWARD CHAIN
- ❖ DEAL FIRST-TIME BUY
- ❖ SPACIOUS LOUNGE/DINER
- ❖ FITTED KITCHEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ DOUBLE GLAZING & GAS CENTRAL HEATING
- ❖ ATTRACTIVE, NOT-OVERLOOKED REAR GARDEN
- ❖ WALKING DISTANCE TO HIGH STREET & GOSPORT FERRY

### A WELL-PRESENTED TWO-BEDROOM HOUSE IN THE HEART OF GOSPORT TOWN CENTRE

Situated in a convenient town centre location, this well-presented two-bedroom house offers an excellent opportunity for first-time buyers, investors or those looking for a home within easy reach of local amenities. The property benefits from double glazing, tilt and turn windows to the front, and gas central heating, while being offered for sale with NO ONWARD CHAIN.

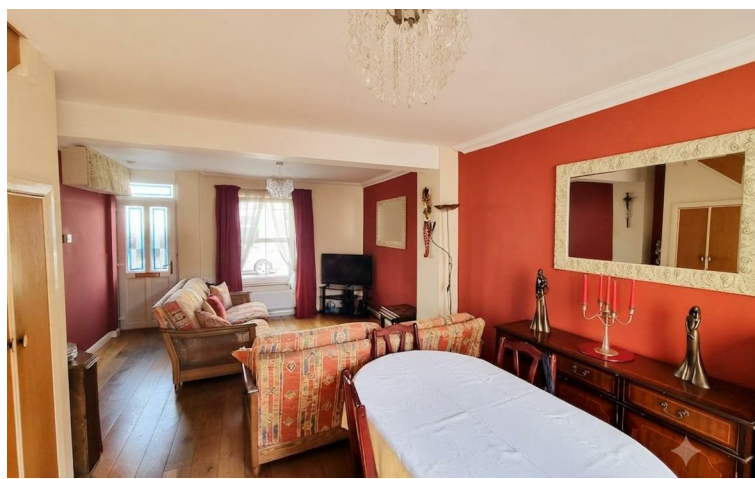
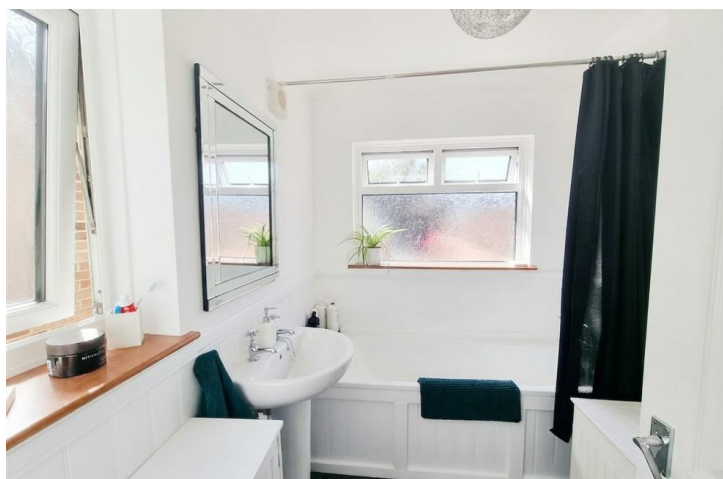
The ground floor features a spacious lounge/diner providing a comfortable and versatile living space, along with a fitted kitchen and ground floor bathroom. To the first floor are two well-proportioned double bedrooms.

To the rear, the property boasts an attractive garden which is not overlooked, providing a pleasant outdoor space to relax and entertain, with the added benefit of a garden shed for storage.

Ideally positioned within walking distance of Gosport High Street, a wide range of shops, local amenities and the Gosport Ferry, this property is perfectly placed for convenient town centre living and represents an excellent first-time purchase.

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





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# PROPERTY INFORMATION

## ENTRANCE

## LOUNGE/DINER

21'1 x 12'7 (6.43m x 3.84m)

## KITCHEN

8'6 x 6'2 (2.59m x 1.88m)

## BATHROOM

7'4 x 6'3 (2.24m x 1.91m)

## LANDING

## BEDROOM ONE

12'9 x 8'9 (3.89m x 2.67m)

## BEDROOM TWO

11'9 x 9'1 (3.58m x 2.77m)

## Outside

## ENCLOSED REAR GARDEN

## SHED

9'4 x 8'4 (2.84m x 2.54m)

## Freehold / Council Tax Band A

## 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!

## Removals

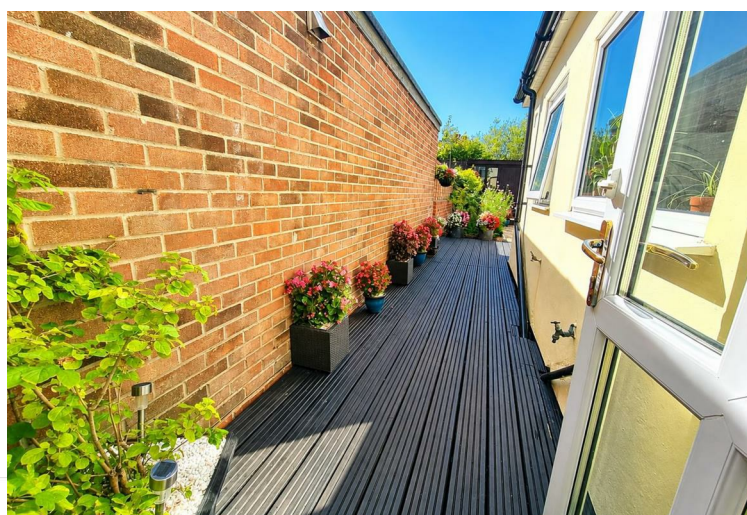
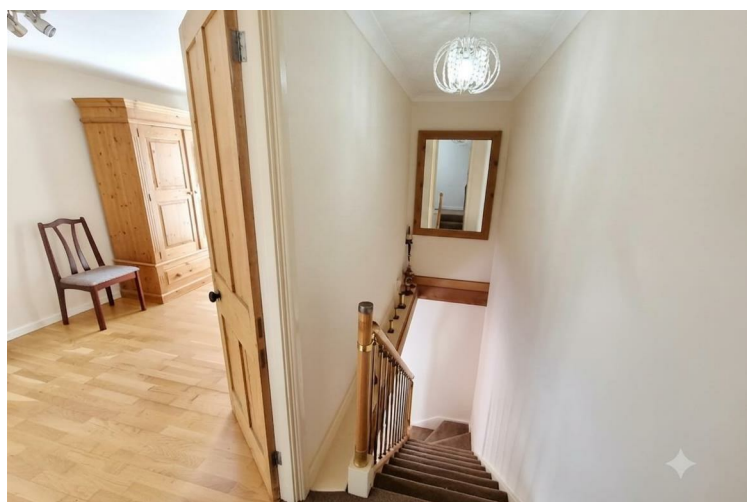
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## Anti money laundering

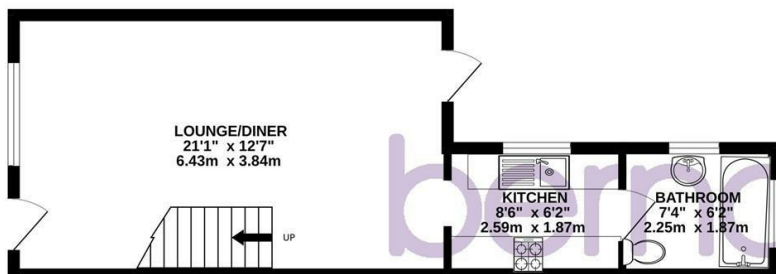
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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



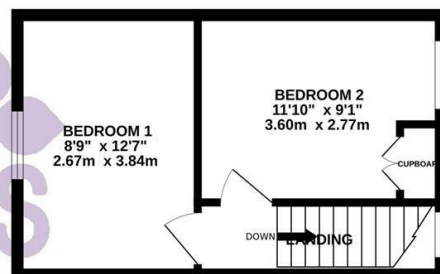
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>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



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

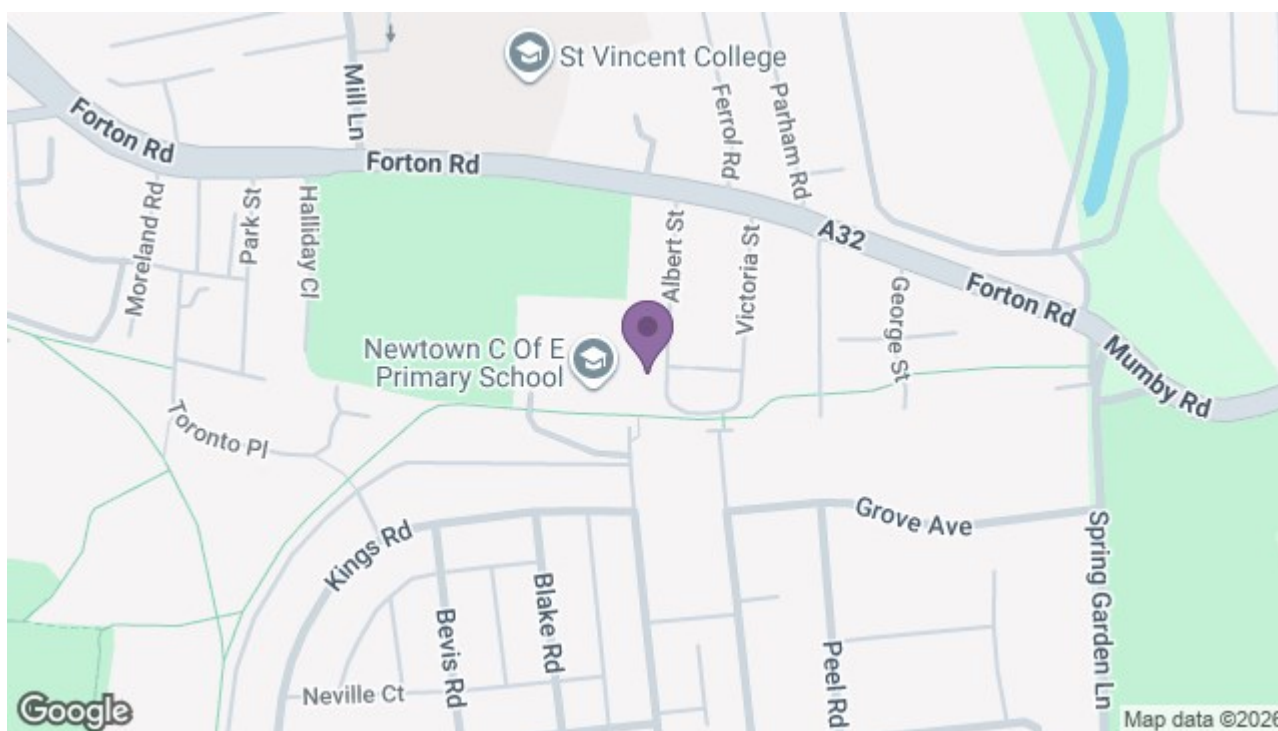


1ST FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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