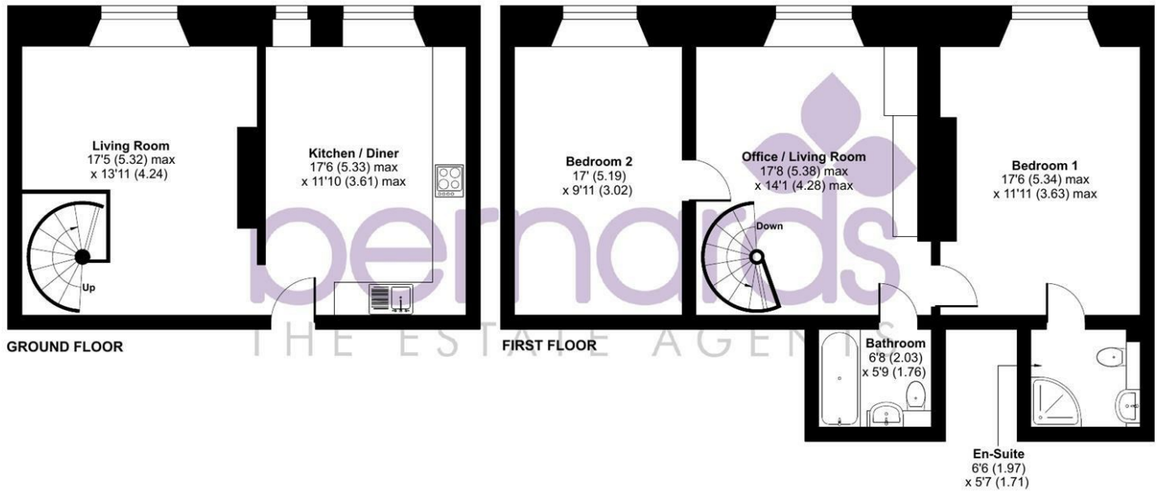
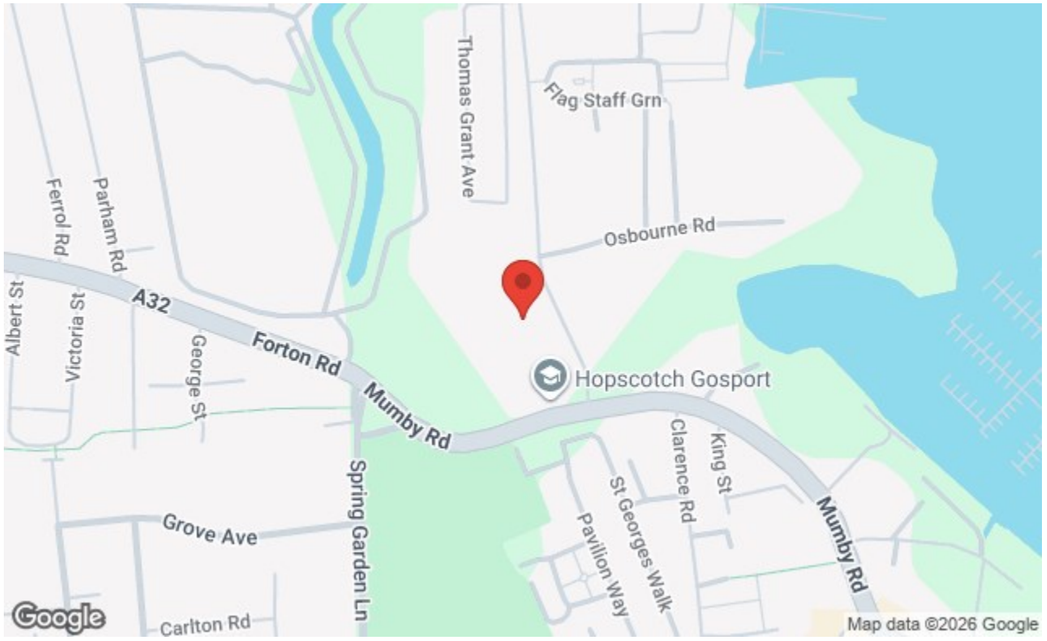
Weevil Lane, Gosport, PO12

Approximate Area = 1129 sq ft / 104.8 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1347830



FOR SALE

Offers Over £210,000

The Officers Quarters, Gosport PO12 1AG

bernards THE ESTATE AGENTS



2 2 2

HIGHLIGHTS

- Grade II listed duplex apartment
- No onward chain
- Large kitchen/diner – fully fitted in 2024 with integrated appliances
- Spacious living room with spiral staircase
- Additional reception/office
- Master bedroom with en suite
- Direct access to communal courtyard garden
- Allocated parking plus visitor bays
- Character features

Bernards are delighted to present for sale this stunning Grade II listed duplex apartment, ideally located in the heart of Gosport town centre.

Offered with no onward chain, this unique and characterful property is perfect for buyers seeking a swift and stress-free move. Spanning two floors, the apartment blends charming period features with modern living, including high ceilings, large sash windows, and gas central heating via a combi boiler.

From the entrance, you're welcomed into a spacious and modern kitchen/diner, fully fitted in 2024 with integrated appliances. The generous living room is full of natural light and features a striking spiral staircase that leads to the lower level. Downstairs, you'll find two additional reception areas—ideal as an office, study, or extra living space.

The property also boasts two double bedrooms, with the master benefiting from a stylish en suite bathroom and a full-length window/door opening out to the well-maintained communal courtyard garden. A modern family bathroom completes the accommodation.

Externally, residents enjoy access to beautiful communal gardens, allocated parking, visitor bays, and a secure bike store.

Situated just a short walk from Clarence Marina—home to excellent sailing facilities, bars, and restaurants—and within close proximity to Gosport High Street and the ferry terminal, this property combines convenience, character, and coastal living.

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

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE

KITCHEN/DINER
17'6 x 11'10 (5.33m x 3.61m)

LIVING ROOM
17'5 x 13'11 (5.31m x 4.24m)

LOWER LEVEL

OFFICE/RECEPTION ROOM
17'8 x 14'1 (5.38m x 4.29m)

BEDROOM ONE
17'6 x 11'11 (5.33m x 3.63m)

EN SUITE
6'6 x 5'7 (1.98m x 1.70m)

BEDROOM TWO
17 x 9'11 (5.18m x 3.02m)

BATHROOM
6'8 x 5'9 (2.03m x 1.75m)

OUTSIDE

ALLOCATED PARKING & VISITOR BAYS

COMMUNAL GARDENS

LEASEHOLD INFORMATION
We are informed by our seller that there is 976 years remaining on the lease.
Service charge £3571.22 which includes buildings insurance and water rates.

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!

LEASEHOLD / COUNCIL TAX BAAND D









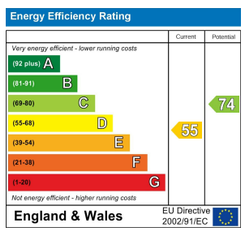












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