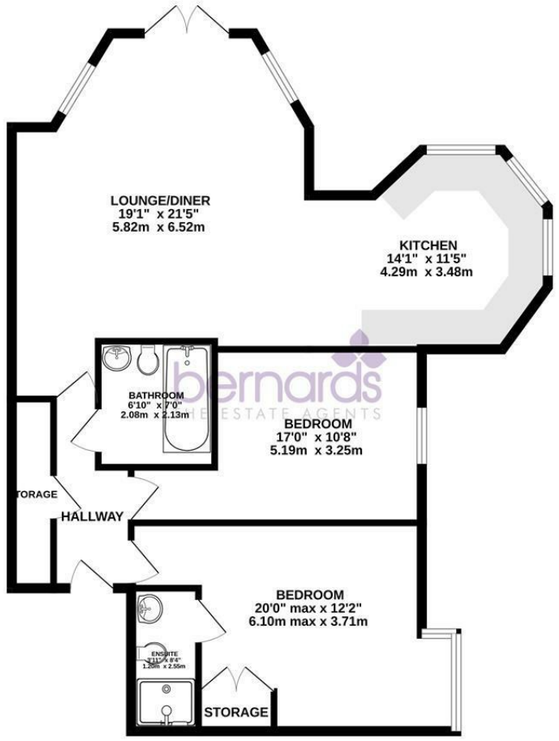
GROUND FLOOR
919 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 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.
Made with Metropix ©2026



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

FOR SALE

Asking Price £375,000

Monckton Road, Gosport PO12 2BG

bernards THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Ground Floor Apartment in an Exclusive Development
- Private, dedicated patio area accessed directly from the living space
- Sought-After Stokes Bay Location
- Short Walk to the Solent Foreshore
- En-Suite Shower Room to Principal Bedroom
- Underfloor Heating
- Allocated Parking Space
- Secure Electric Gated Parking
- Share of Freehold
- No Forward Chain

GROUND FLOOR APARTMENT WITH PRIVATE PATIO – EXCLUSIVE SEASIDE DEVELOPMENT

Situated in a sought-after residential location opposite Stokes Bay Golf Course and within a short walk of the Solent foreshore, this attractive ground floor apartment offers comfortable, modern living in an exclusive development originally constructed in 2011.

The accommodation comprises an open-plan kitchen and living area featuring a modern fitted kitchen with integrated appliances and French doors opening onto a private patio area, creating an ideal space for relaxing or entertaining. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate main bathroom.

Further benefits include underfloor heating, a useful storage shed, an allocated parking space within secure gated grounds and share of freehold ownership. The property is also offered with no forward chain, making it an appealing opportunity for a range of buyers.

Early viewing is highly recommended to appreciate the location and accommodation on offer.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
14'1 x 11'5 (4.29m x 3.48m)

LOUNGE/DINER
21'5 x 19'1 (6.53m x 5.82m)

BEDROOM ONE
20'0 x 12'2 (6.10m x 3.71m)

EN SUITE
8'3 x 3'8 (2.51m x 1.12m)

BEDROOM TWO
17'0 x 10'8 (5.18m x 3.25m)

BATHROOM
7'0 x 6'10 (2.13m x 2.08m)

OUTSIDE

ALLOCATED PARKING

COMMUNAL GARDENS

LEASEHOLD INFORMATION
Leasehold, remainder of 165 year lease from 2011, service charge £875 per half year to include buildings insurance.
Note, the residents of Channel View have purchased the freehold of the block.

COUNCIL TAX BAND D

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
We 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.

BUYER VERIFICATION
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.

RECOMMENDED 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. We 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.









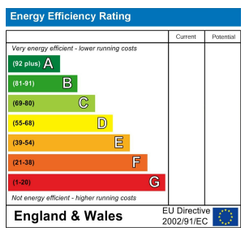












Scan here to see all our properties for sale and rent

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