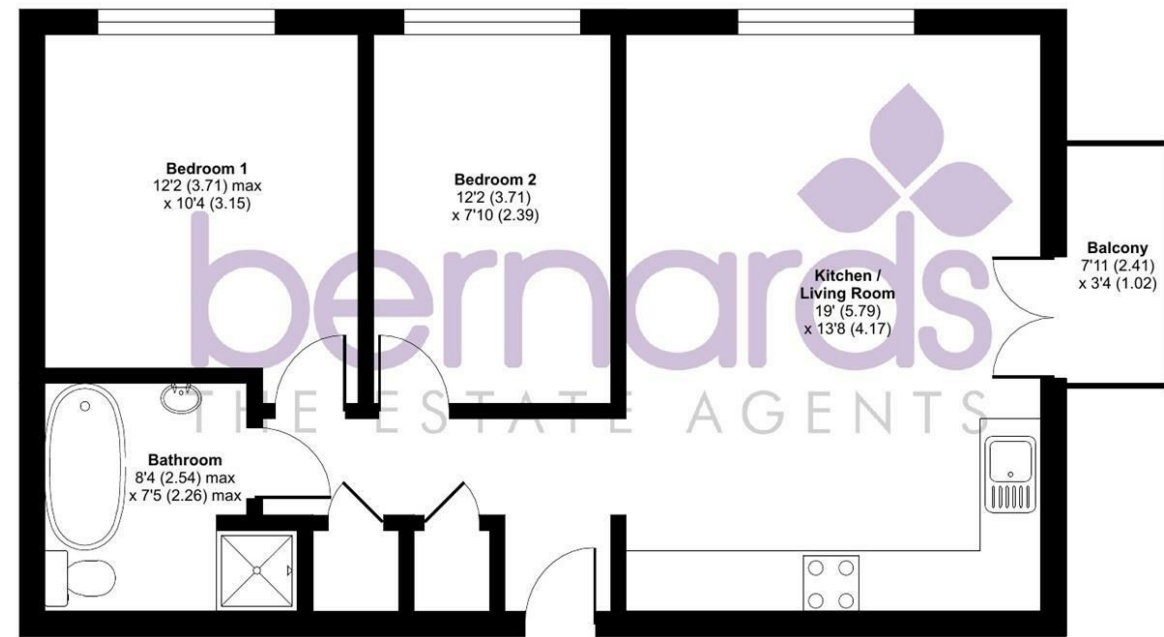




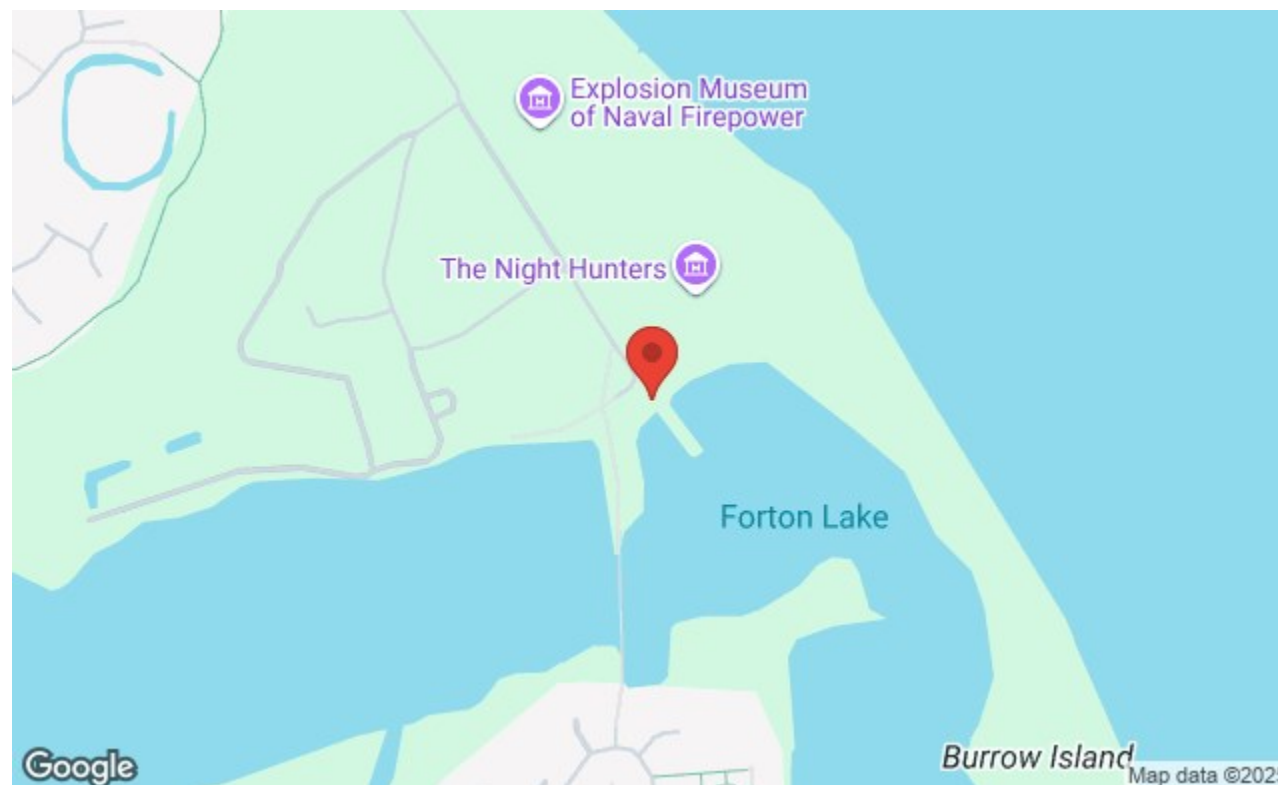
Heritage Way, Gosport, PO12

Approximate Area = 623 sq ft / 57.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1318966



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



Asking Price £215,000

Pearson House, Gosport PO12 4WF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- VERY WELL PRESENTED APARTMENT
- GROUND FLOOR
- VIEWS TOWARDS PORTSMOUTH HARBOUR
- BALCONY
- ALLOCATED PARKING
- MODERN BATHROOM SUITE
- NEWLY FITTED KITCHEN
- LIVING ROOM
- TWO DOUBLE BEDROOMS

Bernards are pleased to present this beautifully appointed two-bedroom ground floor apartment located at Pearson House, Priddys Hard, Gosport. Spanning an impressive 623 square feet, this property offers a perfect blend of comfort and modern living in a desirable waterside setting.

As you enter, you will be greeted by a spacious reception room that provides a welcoming atmosphere, ideal for both relaxation and entertaining. The apartment features two generously sized double bedrooms, ensuring ample space for rest and privacy. The modern bathroom suite has been tastefully updated, reflecting the current owner's attention to detail and commitment to quality.

The newly fitted kitchen is both functional and stylish, making it a joy to prepare meals. From the living room, you can access a lovely balcony, perfect for enjoying the fresh air and picturesque

views of the surrounding area.

One of the standout features of this property is its prime location. Just a short stroll across the Millennium Bridge, you will find yourself in the heart of Gosport town centre, where a variety of bars and restaurants await, alongside the scenic Clarence Marina.

Additionally, the apartment includes parking for one vehicle, adding to the convenience of this lovely home. This property is a must-view for anyone seeking a modern, well-located apartment in Gosport. Don't miss the opportunity to make this charming residence your own.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHENDINER/LIVING ROOM

19'0 x 13'8 (5.79m x 4.17m)

BALCONY

7'11 x 3'4 (2.41m x 1.02m)

BEDROOM ONE

12'2 x 10'4 (3.71m x 3.15m)

BEDROOM TWO

12'2 x 7'10 (3.71m x 2.39m)

BATHROOM

8'4 x 7'5 (2.54m x 2.26m)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION

We are informed by our seller that there is 135 years remaining on the lease. The annual ground rent is £168. The annual service charge is £2030.96.

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.

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.

LEASEHOLD / COUNCIL TAX BAND D



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		
EU Directive 2002/91/EC		
England & Wales		



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