



Asking Price £200,000

Trinity Green, Gosport PO12 1HJ



Watergate, Trinity Green, Gosport, PO12

Approximate Area = 465 sq ft / 43.3 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: 1300607



### HIGHLIGHTS

- ❖ GARDEN FLAT
- ❖ VERY WELL PRESENTED
- ❖ LOW SERVICE CHARGES
- ❖ VIEWS OVER PORTSMOUTH HARBOUR
- ❖ TOWN CENTRE LOCATION
- ❖ MODERN FITTED KITCHEN
- ❖ GOOD SIZE LOUNGE/DINER
- ❖ DOUBLE BEDROOM
- ❖ GAS CENTRAL HEATING
- RESIDENTS PERMIT PARKING

\*\*\*\*Unexpectedly Re Available\*\*\*\*

Bernards is pleased to present this charming one-bedroom garden flat located in the desirable area of Trinity Green, Gosport. This purpose-built apartment, spanning 484 square feet, is a rare find in the Watergate block, making it an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you will be greeted by a spacious lounge/diner, perfect for relaxation and entertaining. The flat has been thoughtfully improved by the current owner, featuring a modern re-fitted kitchen and a stylish shower room, ensuring a comfortable living experience. The property benefits from double glazing and gas central heating, providing warmth and energy efficiency throughout the year.

One of the standout features of this apartment is the enclosed rear garden, which offers delightful

views over Portsmouth Harbour and the iconic Spinnaker Tower. This outdoor space is ideal for enjoying the fresh air or hosting gatherings with friends and family.

Situated in a convenient town centre location, this flat is just a short stroll from Gosport High Street, where you will find a variety of shops, cafes, and amenities. Additionally, the Gosport Ferry terminal is within easy reach, providing quick access to Portsmouth and beyond.

With low service charges and the added benefit of your own front door entrance, this property is not to be missed. We encourage you to act swiftly, as apartments in this block are seldom available. Contact us today to arrange a viewing and discover the potential of this delightful garden flat.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**SHOWER ROOM**  
6'4 x 5'0 (1.93m x 1.52m)

**KITCHEN**  
8'4 x 7'8 (2.54m x 2.34m)

**LOUNGE/DINER**  
16'2 x 9'9 (4.93m x 2.97m)

**BEDROOM**  
14'8 x 8'8 (4.47m x 2.64m)

## OUTSIDE

**ENCLOSED REAR GARDEN**

**RESIDENTS CAR PARKING**  
Via permit £25 per annum

**LEASEHOLD INFORMATION**  
Remainder of 125 year lease from 1986.

Ground Rent £10 per annum.  
Service Charge £74.12 per annum.  
Freehold Gosport Borough Council

## 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. Bernard's 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.

## 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.

## ANTI MONEY LAUNDERING

Bernard's 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

## BERNARD'S 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 BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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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