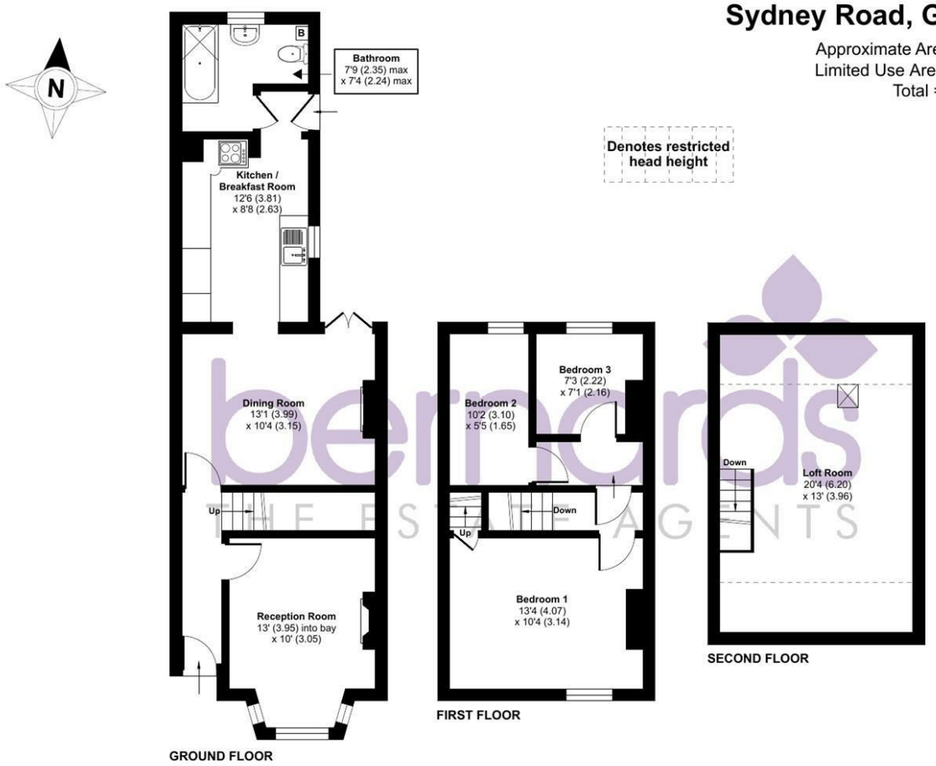
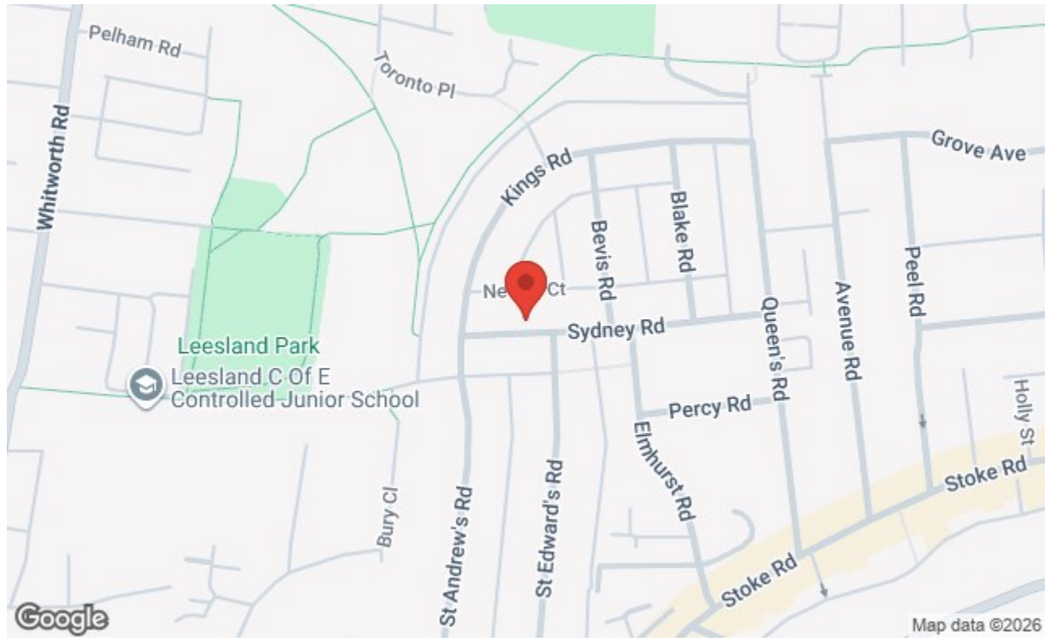
Sydney Road, Gosport, PO12

Approximate Area = 1012 sq ft / 94 sq m
Limited Use Area(s) = 90 sq ft / 8.3 sq m
Total = 1102 sq ft / 102.3 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: 1360540



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

FOR SALE

Offers Over £225,000

Sydney Road, Gosport PO12 1PL

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THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- Originally a two-bedroom house, currently configured as three bedrooms
- Spacious living room with feature bay window
- Separate dining room
- Modern fitted kitchen
- Master bedroom with fixed ladder access to a loft room
- Double glazing
- Gas central heating
- Enclosed rear garden with rear vehicle access
- Located in the town centre, close to local shops and amenities

UNEXPECTEDLY RE AVAILABLE ***Price Range £225,000 - £235,000***
Bernards are delighted to offer for sale this well presented period property, ideally situated in the heart of the town centre and just a short walk from the popular Stoke Road shops. Originally a two-bedroom home, the property has been thoughtfully adapted to provide three bedrooms through the addition of a stud wall, which could easily be removed to revert to the original layout if desired.

Upon entering the property, you are welcomed by a bright entrance hall featuring a modern front door, installed approximately two years ago. The ground floor offers a spacious living room with a charming bay window, a separate dining room with French doors leading out to the garden, and a stylish, modern kitchen fitted around two years ago, complete with integrated appliances. A well-appointed bathroom is also located on the ground floor.

Upstairs, the property comprises three bedrooms, with the master bedroom benefiting from a fixed ladder providing access to a loft room—perfect for additional storage or occasional use. The home is equipped with double glazing and gas central heating via a combi boiler, installed in 2022 and serviced annually. The property has also undergone a full electrical rewire, ensuring peace of mind for prospective buyers.

To the rear, the enclosed garden offers a private outdoor space with the added benefit of rear vehicle access. With some minor alterations, this space could be adapted to provide off-road parking.

This is a fantastic opportunity to acquire a versatile and well-maintained home in a sought-after central location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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

PROPERTY INFORMATION

FREEHOLD / COUNCIL TAX BAND B

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.

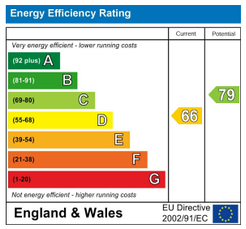
SOLICITORS

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!



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