

Offers Over £775,000

Western Way, Gosport PO12 2NE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Very well presented four bedroom detached house
- Highly sought-after location on Western Way, Alverstoke
- Improved by the current owners
- Spacious living room with feature log burner
- Modern fitted kitchen/diner with integrated appliances
- Four double bedrooms
- Master bedroom with ensuite
- Detached double garage

**** PRICE GUIDE £775,000 - £800,000 ****

Bernards Estate Agents are delighted to present this beautifully maintained four-bedroom detached home, situated in the highly sought-after Western Way in Alverstoke.

Enhanced by the current owners, this impressive property is just a short stroll from Stanley Park, Stokes Bay Beach, and excellent local schools including Gomer Junior School and Bay House School.

The ground floor offers a practical and versatile layout, including a study, downstairs WC, and a spacious living room with a charming log burner. The modern fitted kitchen/diner features integrated appliances and bi-fold doors,

providing a seamless connection to the garden, alongside a separate utility room.

Upstairs, the home comprises four double bedrooms. The master bedroom enjoys a contemporary ensuite, complemented by a stylishly refitted family bathroom.

Additional features include double glazing, gas central heating, and solar panels. Externally, the property benefits from an enclosed rear garden, a front driveway offering off-road parking, and a detached double garage.

A superb family home in a desirable location – viewing is highly recommended.

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





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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

STUDY

11'4 x 7'9 (3.45m x 2.36m)

LIVING ROOM

20'1 x 11'9 (6.12m x 3.58m)

KITCHEN/DINER/FAMILY ROOM

27'0 x 25'4 (8.23m x 7.72m)

UTILITY ROOM

7'7 x 6'7 (2.31m x 2.01m)

LANDING

BEDROOM ONE

20'1 x 11'9 (6.12m x 3.58m)

EN SUITE

8'1 x 5'10 (2.46m x 1.78m)

BEDROOM TWO

13'1 x 9'6 (3.99m x 2.90m)

BEDROOM THREE

11'7 x 10'4 (3.53m x 3.15m)

BEDROOM FOUR

11'3 x 10'4 (3.43m x 3.15m)

BATHROOM

7'10 x 6'7 (2.39m x 2.01m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

DRIVEWAY

DETACHED DOUBLE GARAGE

17'3 x 16'5 (5.26m x 5.00m)

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



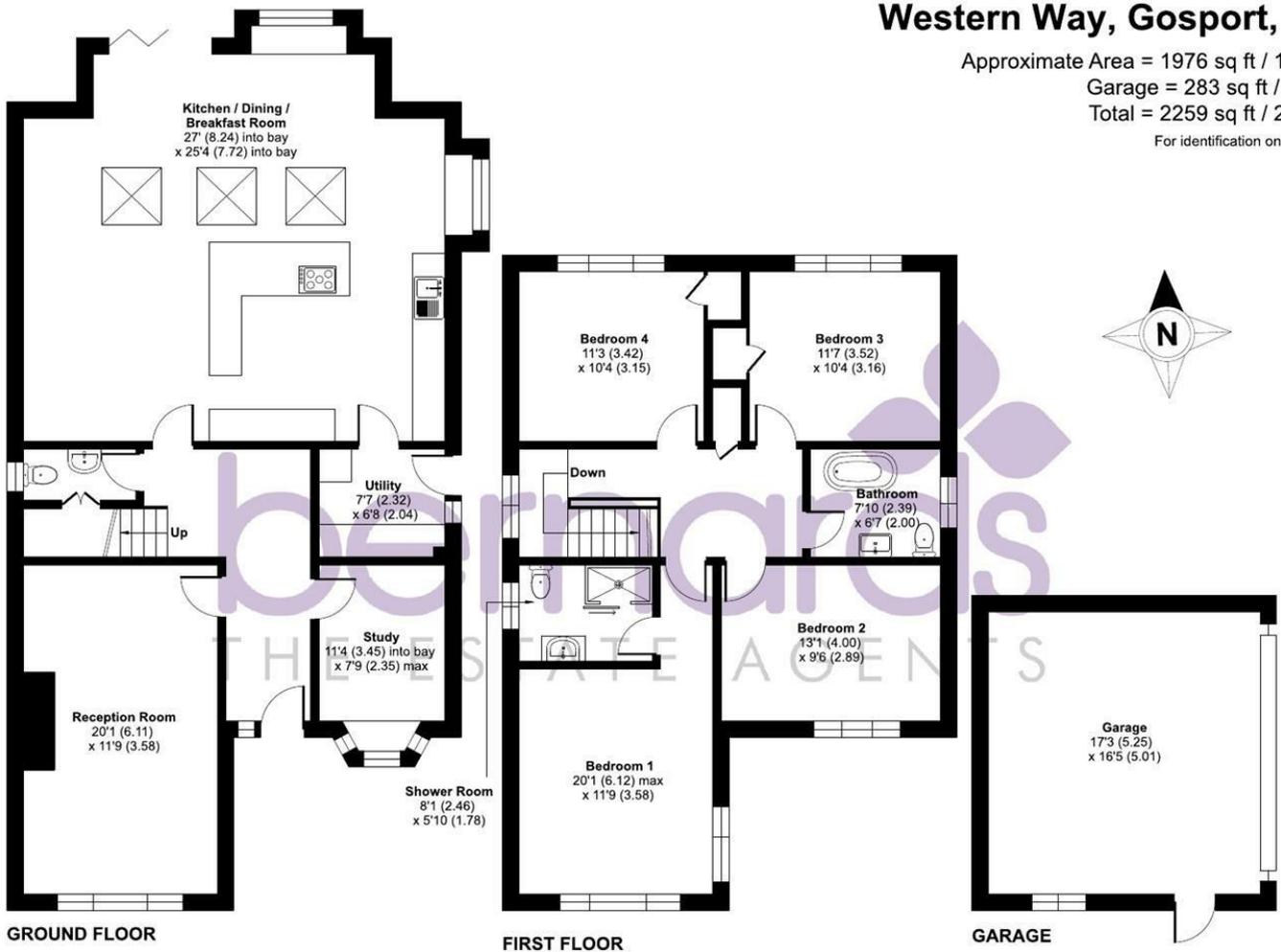
Western Way, Gosport, PO12

Approximate Area = 1976 sq ft / 183.5 sq m

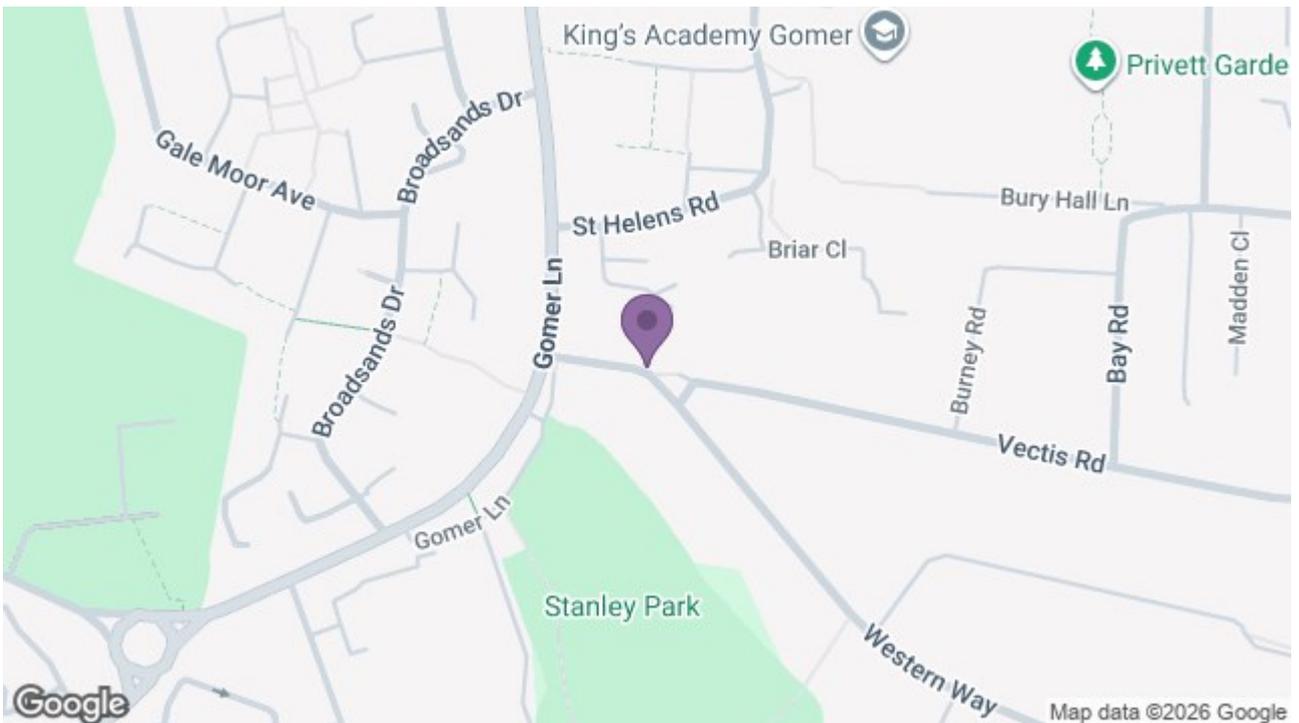
Garage = 283 sq ft / 26.2 sq m

Total = 2259 sq ft / 209.7 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1416606



97 High Street, Gosport, PO12 1DS

t: 02392 004660

