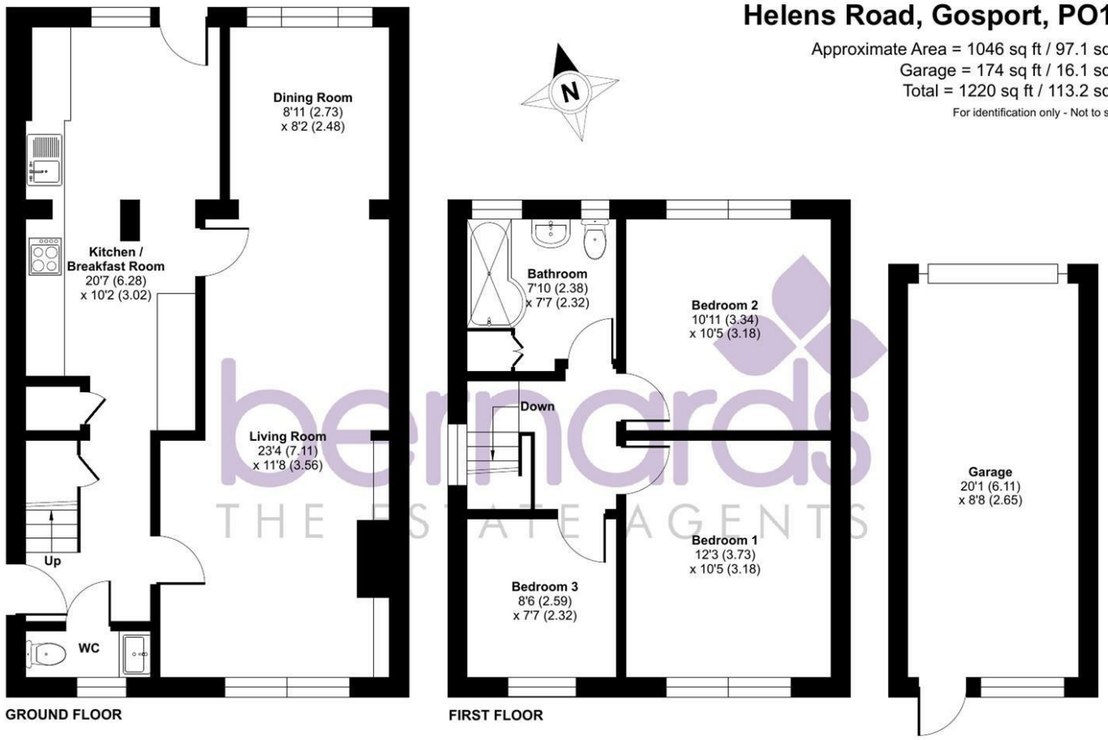


Helens Road, Gosport, PO12

Approximate Area = 1046 sq ft / 97.1 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1220 sq ft / 113.2 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: 1493377



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

FOR SALE

Asking Price £399,995

St. Helens Road, Gosport PO12 2RN



3 2 2

HIGHLIGHTS

- Extended three-bedroom detached family home
- Highly sought-after Alverstoke location
- Set back from the main road in a tucked-away position
- Walking distance to Gomer Infant & Junior School and Bay House School
- Close to Stanley Park and the popular Stokes Bay seafront
- Downstairs WC
- Garage with light, power, water supply and sink
- Driveway and carport providing off-road parking
- Spacious living room with separate dining area

Bernards Estate Agents are delighted to present this extended three-bedroom detached family home, offering approximately 1,220 square feet of well-maintained accommodation, situated in the highly sought-after area of Alverstoke, Gosport.

Occupying a tucked-away position set back from the main road, this spacious and versatile home is ideal for families.

The property is perfectly located within walking distance of the highly regarded Gomer Infant and Junior Schools and Bay House School, as well as the open green spaces of Stanley Park and the picturesque Stokes Bay seafront.

Internally, the home benefits from replacement double glazing and gas central heating, served by a replacement boiler. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a spacious living room opening into a separate dining area, and a generous kitchen/breakfast room, providing an excellent space for everyday family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and loft access via a fitted loft ladder, offering useful additional storage.

Outside, the enclosed rear garden provides a private outdoor space with side access and a personal door leading into the garage. The garage benefits from light, power, and a water supply with sink, making it ideal as a workshop or for additional storage. To the front, a driveway and carport provide ample off-road parking and lead directly to the garage.

Further benefits include the extension having a replaced roof, adding further peace of mind for prospective buyers.

Early viewing is highly recommended to fully appreciate the location, generous accommodation, and quality this excellent family home has to offer.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM
23'4 x 11'8 (7.11m x 3.56m)

DINING ROOM
8'11 x 8'2 (2.72m x 2.49m)

KITCHEN/BREAKFAST ROOM
20'7 x 10'2 (6.27m x 3.10m)

LANDING

BEDROOM ONE
12'3 x 10'5 (3.73m x 3.18m)

BEDROOM TWO
10'11 x 10'5 (3.33m x 3.18m)

BEDROOM THREE
8'6 x 7'7 (2.59m x 2.31m)

BATHROOM
7'10 x 7'7 (2.39m x 2.31m)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY

GARAGE
20'1 x 8'8 (6.12m x 2.64m)

FREEHOLD / COUNCIL TAX BAND D

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.

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!

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.









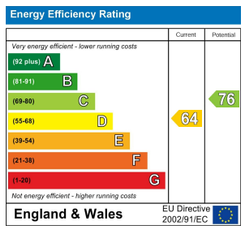












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