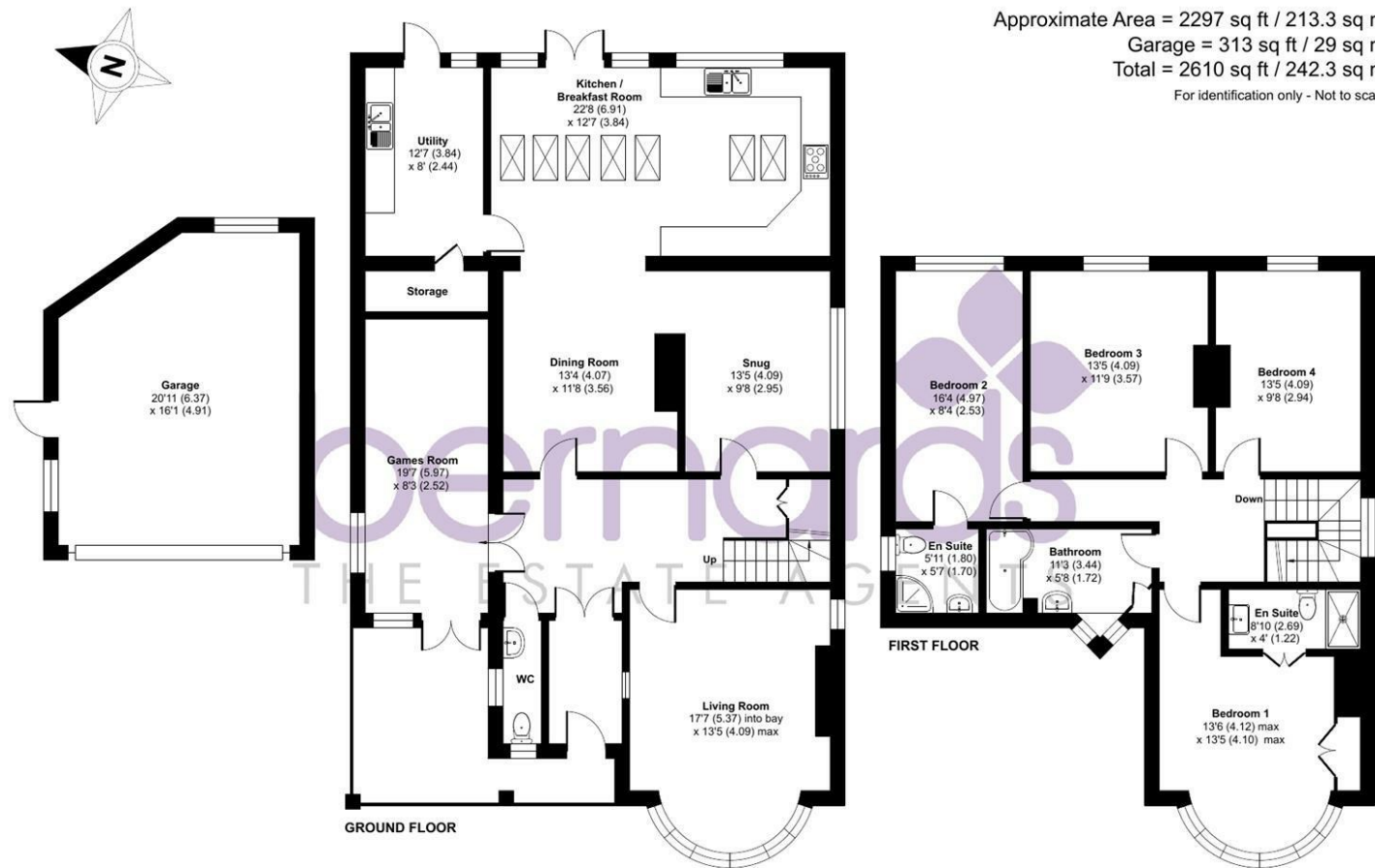


## Anglesey Road, Gosport, PO12

Approximate Area = 2297 sq ft / 213.3 sq m  
 Garage = 313 sq ft / 29 sq m  
 Total = 2610 sq ft / 242.3 sq m  
 For identification only - Not to scale

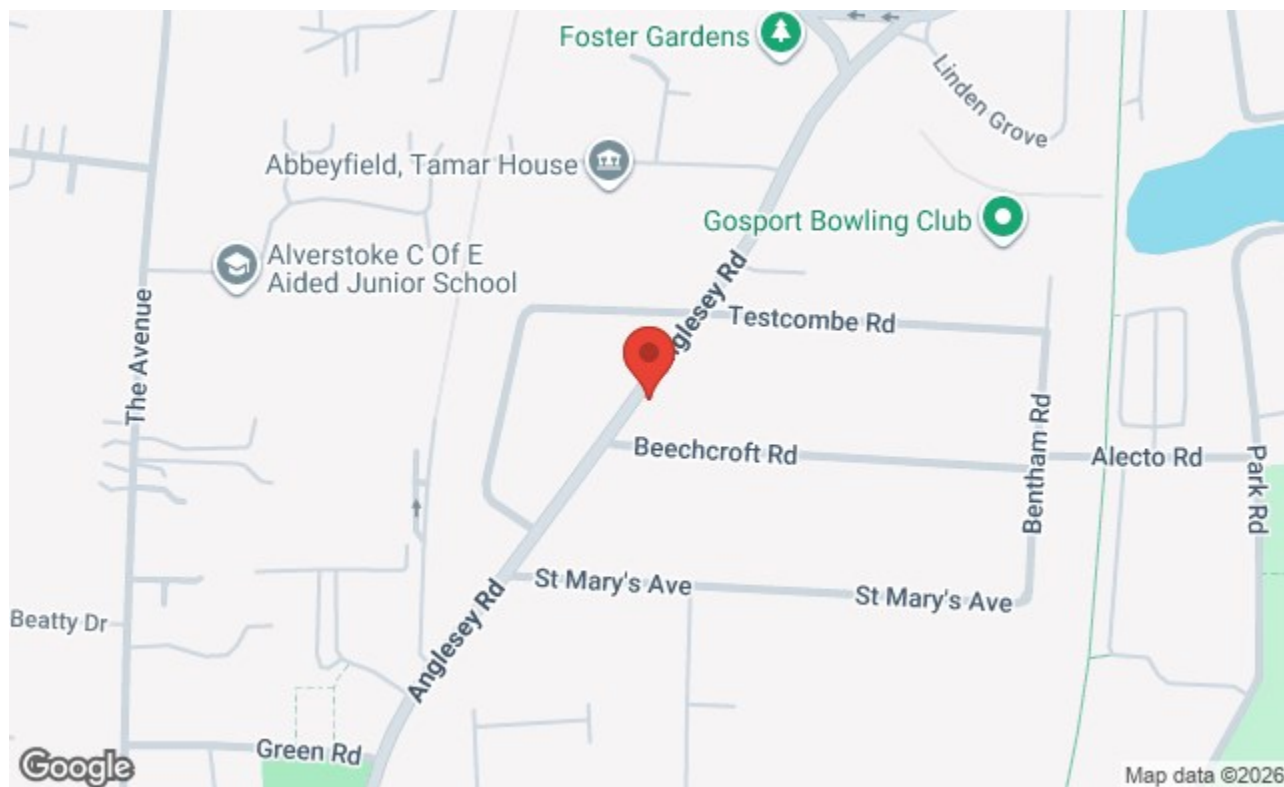


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386454



Offers Over £725,000

Anglesey Road, Gosport PO12 2EG



4 3 3

### HIGHLIGHTS

- Beautifully presented and generously proportioned period
- Over 2,600 sq ft of accommodation
- Large double garage
- Bay-fronted living room
- Formal dining room
- Cosy snug
- Superb kitchen/breakfast room with separate utility
- Versatile games room
- Principal bedroom with bay window and private en-suite

A beautifully presented and generously proportioned period home set in one of Gosport's most prestigious residential roads. Offering over 2,600 sq ft of accommodation including a large detached garage, this elegant residence blends character features with modern comforts, arranged over two well-planned floors.

The ground floor provides an impressive flow of living space, including a bay-fronted living room, formal dining room, snug, and a superb kitchen/breakfast room complemented by a separate utility. A

storage areas enhance practicality, while a guest WC completes the layout.

Upstairs, the property offers four excellent bedrooms, two of which feature en-suite facilities. The principal bedroom boasts a bay window and its own en-suite, while Bedroom 2 also benefits from an en-suite shower room. A family bathroom serves Bedrooms 3 and 4.

Substantial kerb appeal, spacious interiors and a highly desirable location moments from Alverstoke, Stoke Bay seafront and popular schools make this a standout family home.

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



Call today to arrange a viewing

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# PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- LIVING ROOM**  
17'7 x 13'5 (5.36m x 4.09m)
- DINING ROOM**  
13'4 x 11'8 (4.06m x 3.56m)
- SNUG**  
13'5 x 9'8 (4.09m x 2.95m)
- GAMES ROOM**  
19'7 x 8'3 (5.97m x 2.51m)
- KITCHEN/BREAKFAST ROOM**  
22'8 x 12'7 (6.91m x 3.84m)
- UTILITY ROOM**  
12'7 x 8'0 (3.84m x 2.44m)
- LANDING**
- BEDROOM ONE**  
13'6 x 13'5 (4.11m x 4.09m)
- EN SUITE**  
8'10 x 4'0 (2.69m x 1.22m)
- BEDROOM TWO**  
16'4 x 8'4 (4.98m x 2.54m)
- EN SUITE**  
5'11 x 5'7 (1.80m x 1.70m)
- BEDROOM THREE**  
13'5 x 11'9 (4.09m x 3.58m)
- BEDROOM FOUR**  
13'5 x 9'8 (4.09m x 2.95m)
- BATHROOM**  
11'3 x 5'8 (3.43m x 1.73m)
- OUTSIDE**
- FRONT DRIVEWAY**
- DOUBLE GARAGE**  
20'11 x 16'1 (6.38m x 4.90m)
- FREEHOLD / COUNCIL TAX BAND F**

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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

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**SOLICITORS**  
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**ENCLOSED REAR GARDEN**



Energy Efficiency Rating	
Current	Potential
72	76

Very energy efficient - lower running costs  
(12 kWh) A  
(11-11) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

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