

Asking Price £320,000

Rothesay Road, Gosport PO12 4PU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Extended three bedroom family home
- ❖ Situated in the popular Elson area
- ❖ Double glazing and gas central heating
- ❖ Spacious lounge/diner with bay window
- ❖ Modern fitted kitchen
- ❖ Conservatory
- ❖ Downstairs WC
- ❖ Front driveway
- ❖ Large summer house currently used as a games room and gym

Bernards Estate Agents are delighted to offer for sale this extended three-bedroom family home, located in the popular Elson area of Gosport.

The property benefits from double glazing and gas central heating. On the ground floor, accommodation comprises a spacious lounge/diner featuring a bay window and electric fireplace, a modern fitted kitchen, conservatory, and a convenient downstairs WC.

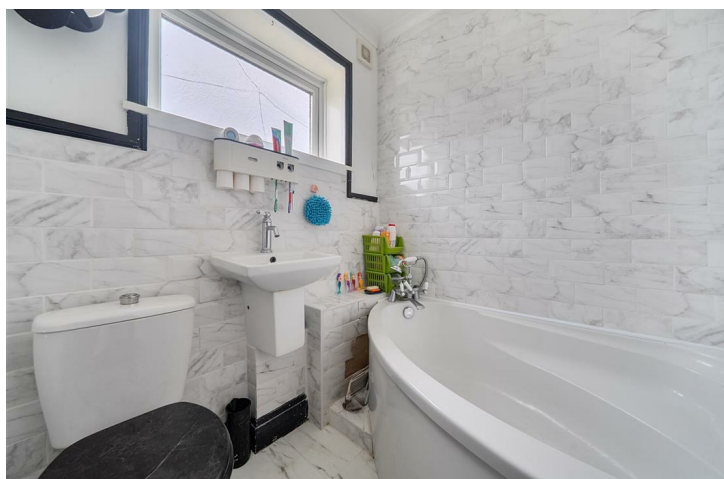
To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property offers a front driveway providing off-road parking. The enclosed rear garden gives access to a large summer house, currently utilised as a games room and gym.

An internal viewing is highly recommended.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## LIVING ROOM

11'1 x 10'9 (3.38m x 3.28m)

## DINING ROOM

10'10 x 9'6 (3.30m x 2.90m)

## KITCHEN

14'2 x 6'2 (4.32m x 1.88m)

## CONSERVATORY

9'4 x 5'8 (2.84m x 1.73m)

## LANDING

## BEDROOM ONE

13'10 x 9'9 (4.22m x 2.97m)

## BEDROOM TWO

11'2 x 9'9 (3.40m x 2.97m)

## BEDROOM THREE

8'2 x 6'0 (2.49m x 1.83m)

## BATHROOM

6'0 x 5'8 (1.83m x 1.73m)

## OUTSIDE

## FRONT DRIVEWAY

## ENCLOSED REAR GARDEN

## SUMMER HOUSE

30'1 x 10'6 (9.17m x 3.20m)

## 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!



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



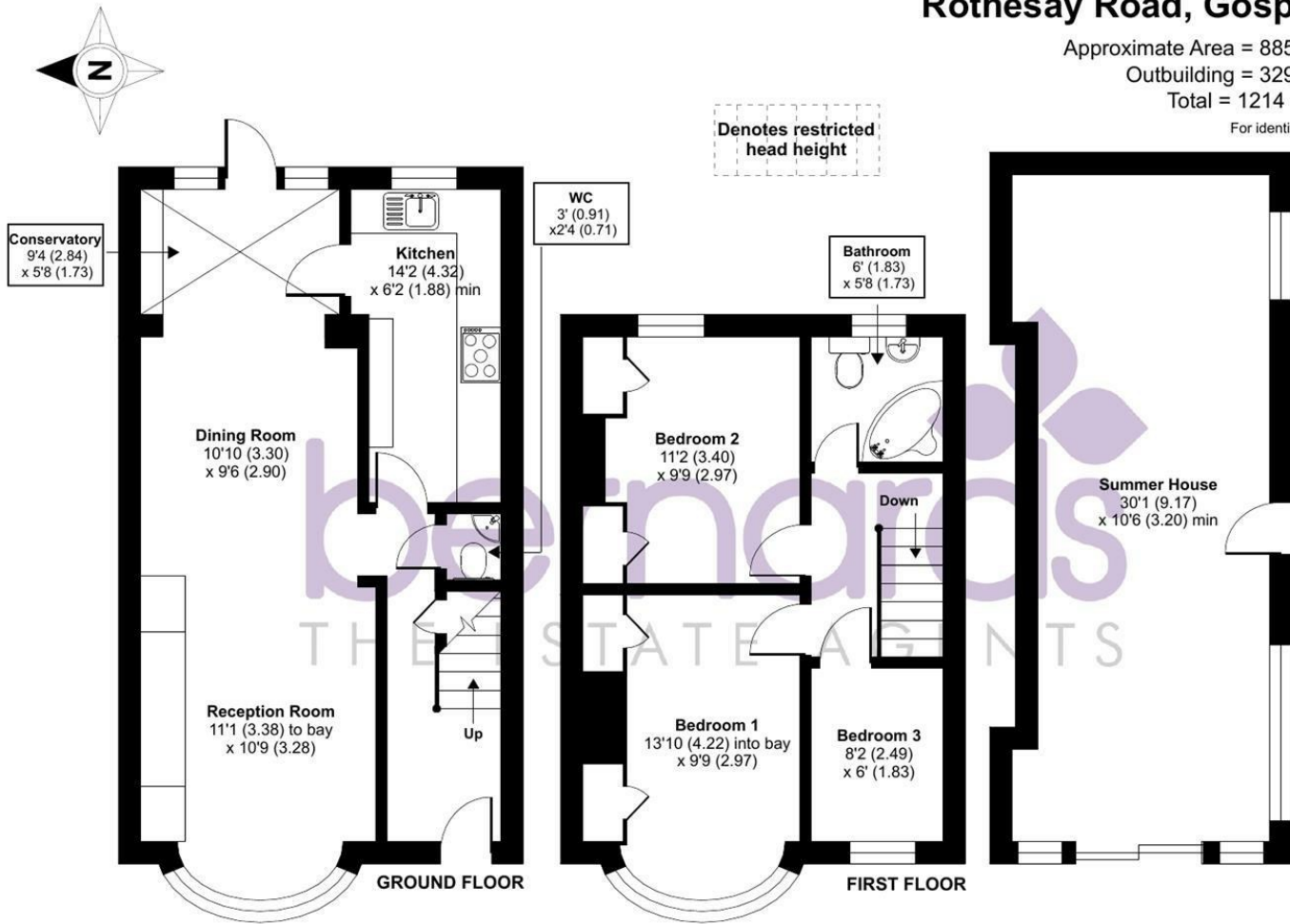
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Approximate Area = 885 sq ft / 82.2 sq m

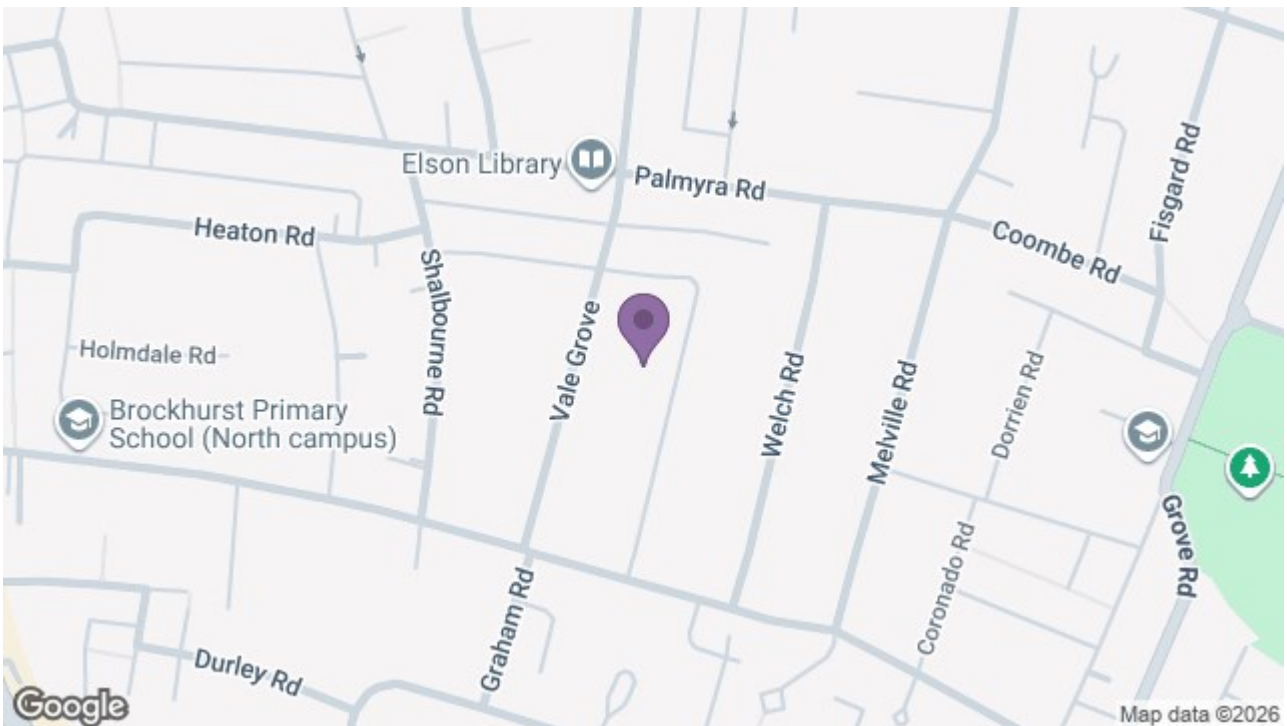
Outbuilding = 329 sq ft / 30.5 sq m

Total = 1214 sq ft / 112.7 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1407347



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