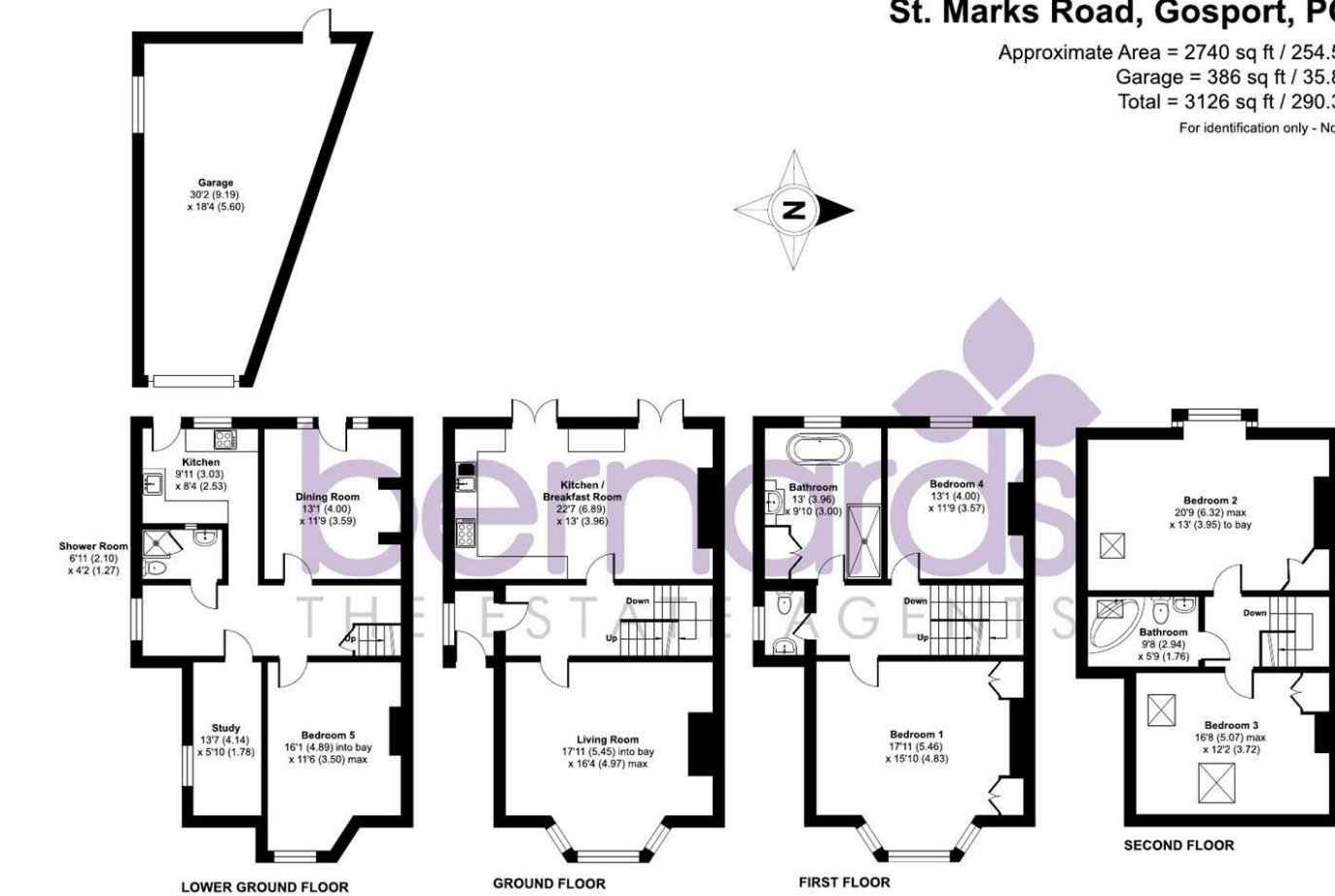
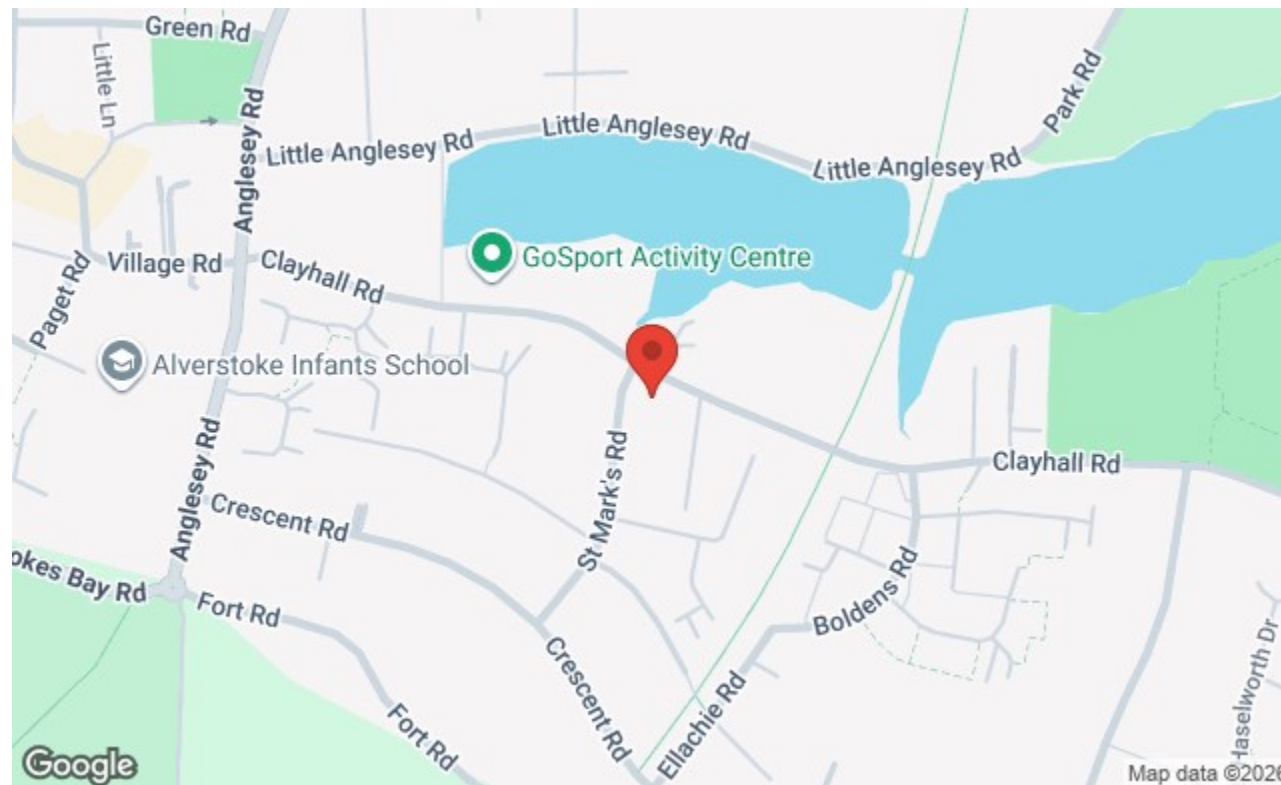


St. Marks Road, Gosport, PO12

Approximate Area = 2740 sq ft / 254.5 sq m
Garage = 386 sq ft / 35.8 sq m
Total = 3126 sq ft / 290.3 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). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1468443



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



FOR SALE

Asking Price £845,000

St. Marks Road, Gosport PO12 2DA

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THE ESTATE AGENTS



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HIGHLIGHTS

- Georgian semi-detached home in a conservation area
- Over 3,126 sq ft of accommodation
- Arranged over four floors
- Five double bedrooms
- Self-contained annex-style accommodation
- Three reception rooms
- Contemporary kitchen/breakfast room
- Beautiful period features throughout
- Off-road parking and 30ft garage
- Walking distance to Stokes Bay and Alverstoke Village

Bernards Estate Agents are delighted to present to the market this exceptional five-bedroom Georgian semi-detached residence, situated within a highly sought-after conservation area in the heart of Alverstoke.

Offering over 3,126 sq ft of versatile accommodation arranged across four floors, this impressive family home seamlessly blends period elegance with modern-day living. Rich in character and architectural charm, the property boasts high ceilings, large sash windows, and a magnificent central staircase, creating a wonderful sense of space and grandeur throughout.

The accommodation comprises five generous double bedrooms, three spacious reception rooms, three bathrooms, and a stunning contemporary kitchen/breakfast room serving the main house, ideal for both family life and entertaining. A particular feature of the property is the lower ground floor, which offers self-contained annex-style accommodation with its own private entrance, kitchen, living space and flexible accommodation,

making it ideal for multi-generational living, guest accommodation, or potential income opportunities.

Externally, the property benefits from off-road parking, an impressive 30ft garage, and an attractive enclosed walled rear garden, providing a private and peaceful outdoor setting.

Perfectly positioned, the property is just a short stroll from the waterfront at Stokes Bay, with its beautiful coastal walks and views across the Solent, while the charming village centre of Alverstoke offers an excellent selection of independent shops, cafés, restaurants and local amenities.

Rarely do homes of this size, character and versatility become available in such a prestigious location. An internal viewing is highly recommended to fully appreciate everything this outstanding period residence has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOWER GROUND FLOOR

KITCHEN

9'11 x 8'4 (3.02m x 2.54m)

DINING ROOM

13'1 x 11'9 (3.99m x 3.58m)

STUDY

13'7 x 5'10 (4.14m x 1.78m)

BEDROOM FIVE

16'1 x 11'6 (4.90m x 3.51m)

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

17'11 x 16'4 (5.46m x 4.98m)

KITCHEN/BREAKFAST ROOM

22'7 x 13'0 (6.88m x 3.96m)

FIRST FLOOR LANDING

BEDROOM ONE

17'11 x 15'10 (5.46m x 4.83m)

BEDROOM FOUR

13'1 x 11'9 (3.99m x 3.58m)

BATHROOM

13'0 x 9'10 (3.96m x 3.00m)

ADDITIONAL WC

SECOND FLOOR LANDING

BEDROOM TWO

20'9 x 13'0 (6.32m x 3.96m)

BEDROOM THREE

16'6 x 12'2 (5.03m x 3.71m)

BATHROOM

9'8 x 5'9 (2.95m x 1.75m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

30'2 x 18'4 (9.19m x 5.59m)

AGENTS NOTE / PLANNING PERMISSION

The proposal is to alter the roof of the garage from a flat roof to a pitched, tiled roof incorporating rooflight windows.

FREEHOLD / COUNCIL TAX BAND F

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.

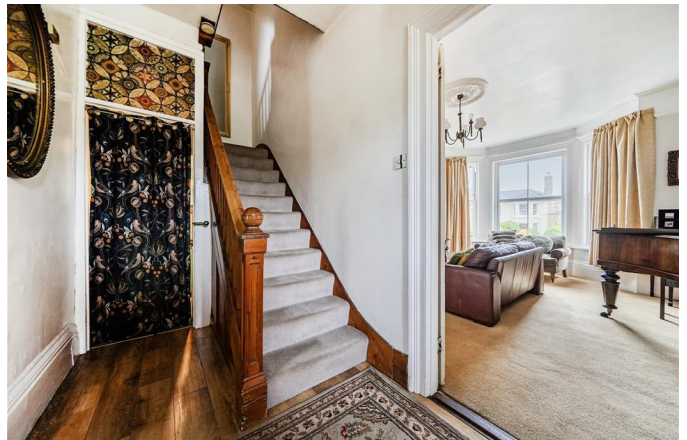
SOLICITORS

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		
EU Directive 2002/91/EC	70	78
England & Wales		



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