



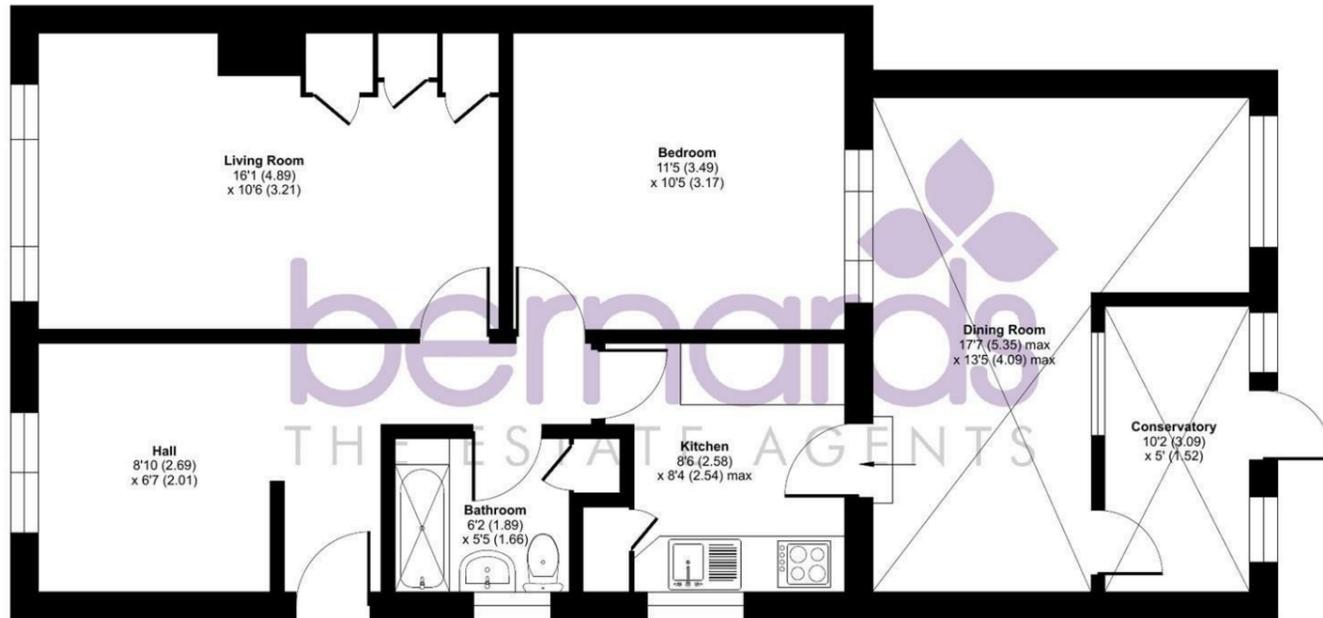
Goodwood Road, Gosport, PO12

Approximate Area = 823 sq ft / 76.4 sq m
For identification only - Not to scale



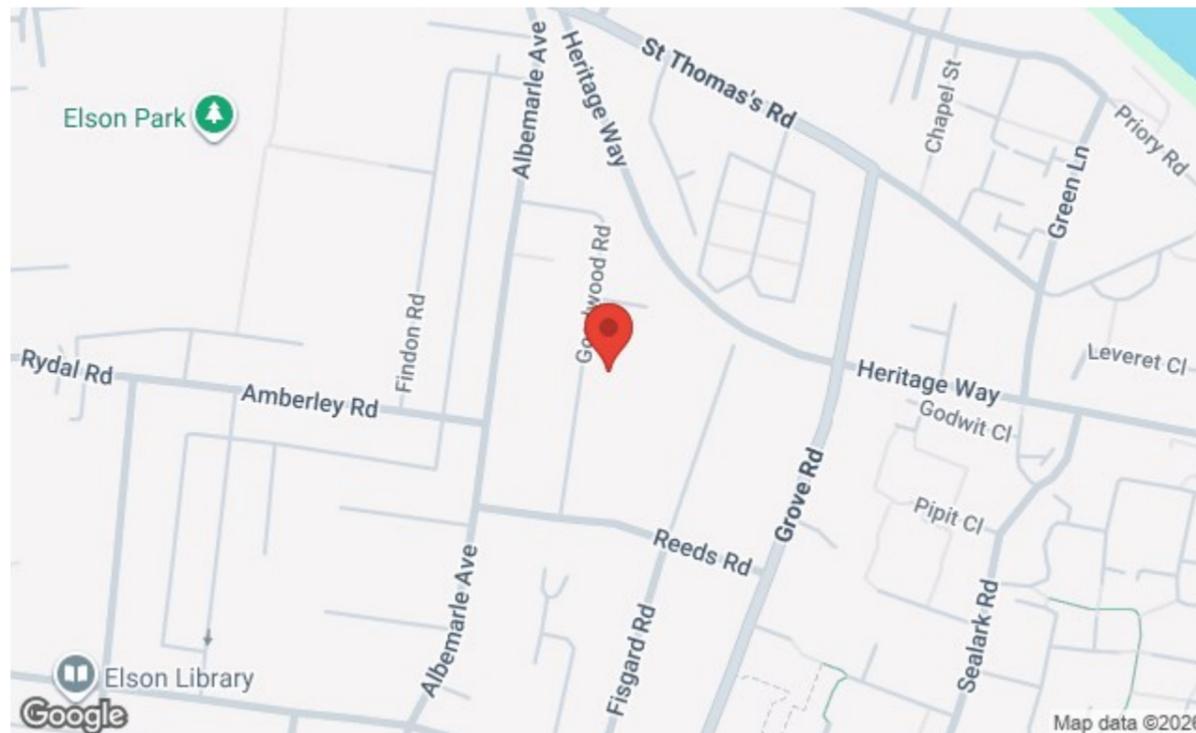
Asking Price £230,000

Goodwood Road, Gosport PO12 4HN



GROUND FLOOR

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: 1388962



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HIGHLIGHTS

- Originally a 2-bedroom bungalow — wall removed to create a large entrance hall
- Simple reconfiguration to restore the original two-bedroom layout
- Excellent opportunity for full modernisation
- Detached garage
- Kitchen with great scope for upgrading
- Large, long rear garden with extension potential (STPP)
- Ample off-road parking
- Convenient Gosport location close to amenities and transport links

Goodwood Road offers a fantastic opportunity to transform a well-located bungalow with huge potential. Originally designed as a two-bedroom property, an internal wall was removed to create a spacious entrance room — a change that can be easily reversed to reinstate the original two-bedroom layout. This flexibility makes the home ideal for buyers wanting additional value and future versatility from the moment they walk in.

comfortable living room, a practical kitchen ready for modernisation, and a bathroom offering scope to update. The standout asset is the long, private rear garden, perfect for landscaping, entertaining, or even extending (subject to planning).

Positioned away from the road with generous off-road parking and a garage this bungalow provides a rare opportunity for those looking to renovate and personalise a property in a convenient Gosport setting close to shops, bus routes and local amenities.

Inside, the property features a

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



Call today to arrange a viewing

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PROPERTY INFORMATION

HALL
8'10 x 6'7 (2.69m x 2.01m)

LIVING ROOM
16'1 x 10'6 (4.90m x 3.20m)

KITCHEN
8'6 x 8'4 (2.59m x 2.54m)

BEDROOM
11'5 x 10'5 (3.48m x 3.18m)

BATHROOM
6'2 x 5'5 (1.88m x 1.65m)

DINING ROOM
17'7 x 13'5 (5.36m x 4.09m)

CONSERVATORY
10'2 x 5' (3.10m x 1.52m)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY & GARAGE

FREEHOLD / COUNCIL TAX BAND C

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.

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

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!

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	78
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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