



## 2 bed apartment to buy in PO13

St. Nicholas Avenue, Gosport, Hampshire,  
PO13 9RW

**£140,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Direct access to own enclosed rear garden
- ✓ Two double bedrooms
- ✓ Located on the outskirts of
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

Bernards Estate Agents are delighted to present this well-appointed two-bedroom ground floor maisonette, ideally situated on the outskirts of Gosport. Offering the rare benefit of direct access to its own enclosed rear garden, this property makes an ideal purchase for first-time buyers, downsizers, or investors alike.

The accommodation is all on one level and comprises a generous living room, a fitted kitchen, a bathroom, and two well-proportioned double bedrooms. The property further benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency year-round.

Externally, the home enjoys a private enclosed rear garden with a gate providing convenient access to the allocated parking space. The property is also well positioned on a bus route and is just a short distance from a local parade of shops, offering excellent day-to-day convenience.

Offered with no onward chain, this is a secure and straightforward purchase with the added advantage of immediate 'exchange of contracts' available. The property is being sold via 'Secure Sale', providing a transparent and efficient buying process.

Early viewing is highly recommended.

Entrance Hall -

Kitchen - 3.00m x 2.64m (9'10 x 8'8) -

Living Room - 4.85m x 3.33m (15'11 x 10'11) -

Bedroom One - 3.84m x 2.97m (12'7 x 9'9) -

Bedroom Two - 3.66m x 3.15m (12'0 x 10'4) -

Bathroom - 2.26m x 1.65m (7'5 x 5'5) -

Outside -

Enclosed Rear Garden -

Allocated Parking -

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,320.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

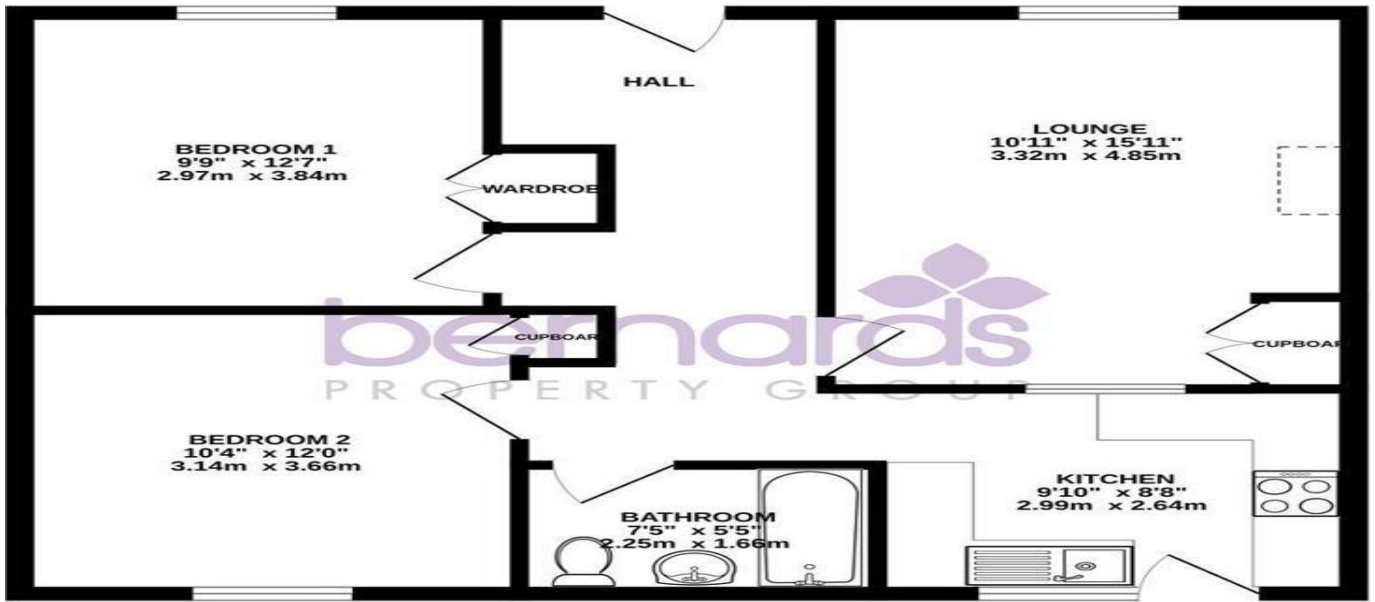
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. Nicholas Avenue, Gosport, Hampshire, PO13 9RW

Contact your local branch today for more information on this property:

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