

# The Bridge House

## Royal Clarence Marina, Gosport

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# Welcome to The Bridge House

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## A majestic new beginning

Royal Clarence Marina is the crowning glory in Portsmouth harbour's regeneration. Sitting on the west of the harbour, in Gosport, it was previously a Royal Naval victualing yard. It's now been sympathetically transformed with new properties echoing the existing historic buildings. The Bridge House is one these striking new properties and offers the chance to live in one of the area's most desirable locations, right by the water.

## The affordable way to luxury living

The Bridge House is a striking new collection of apartments and offers the chance to buy a on a shared ownership basis, which makes it more affordable to invest in buying your own home here.

It's part of a larger development by our partner, Berkley Homes, and there are four studio apartments, 21 one-bedroom apartments and 30 two-bedroom apartments. So whether you're buying alone, with a partner or as part of a growing family, there's an option for you to put down roots in this luxurious waterside location.

## A thriving new community with an amazing outlook

In total, there are around 700 new homes at Royal Clarence Marina alongside businesses, leisure facilities, shops and restaurants. And it's positioned to enjoy views over the marina to HMS Victory, Gunwharf Quays, the Spinnaker Tower and beyond.

At Bridge House there are great public transport options, including a regular ferry across the harbour. So exploring the local area and travelling further afield is really easy.

# Sunshine and sea air

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Gosport is officially one of Britain's sunniest locations and The Bridge House is perfectly placed to make the most of it. It's a short walk to the town centre, and there are plenty of options for al fresco dining on the doorstep, plus a whole host of watersports to enjoy nearby.



## Local favourites

The Victualler sits right at the heart of Royal Clarence Marina in the former bakery and offers locally cooked produce for lunch, brunch, dinner and even takeaway. With a year-round calendar of events and live music it's the place to gather by the harbourside.

Other great options nearby include The Pump House for amazing cakes; The Boathouse Bistro for excellent coffee; Arty's for delicious pizzas and Katy's Vinyl Bar & Kitchen for craft beers and cool vibes.

## Waterside living

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At The Bridge House, you also have the fabulous Gunwharf Quays within easy reach. It's just 30 minutes by foot or 15 minutes by bike, including a short ferry trip.

Set right on the waterfront in the harbour, Gunwharf Quays has over 30 bars, restaurants and cafes, many of which offer marina or coastal views. There's also a nightclub, a casino, a bowling alley and a 14-screen cinema. And the Aspex Art Gallery gives everyone a chance to get involved in contemporary art.





## Browse and buy



Perhaps the biggest draw to Gunwharf Quays is the designer discount shopping. It boasts over 90 stores, which stay open until 8pm and offer up to 60% off original retail prices on fashion, homewares, lifestyle and beauty brands.

Closer to home, lively Stoke Road in Gosport is a 6-minute drive or 20-minute walk from The Bridge House and features over 90 independent retailers and free parking. While Gosport High Street is just a 14-minute walk and home to a vibrant market each Saturday and Tuesday.

For essentials, you have an Aldi less than a mile away and a Morrisons, Asda and Waitrose within two miles.

# The outdoor life

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Gunwharf Quays is also the place to go for a range of experiences on the water – whether you like the thrill of a powerboat or more relaxed cruising. And with miles of beautiful panoramic beaches nearby and plenty of watersports clubs and tuition in the area, there are lots of other opportunities to get out on the water too – from sailing to fishing, windsurfing, kite surfing and jet skiing.

Living in Gosport puts you on the edge of the South Downs National Park, as well as by the water. A designated Area of Outstanding Natural Beauty, it's a beautiful area to walk, cycle and adventure. And features landscapes ranging from dramatic chalk cliffs to rolling hills, as well as pretty villages and historic towns.

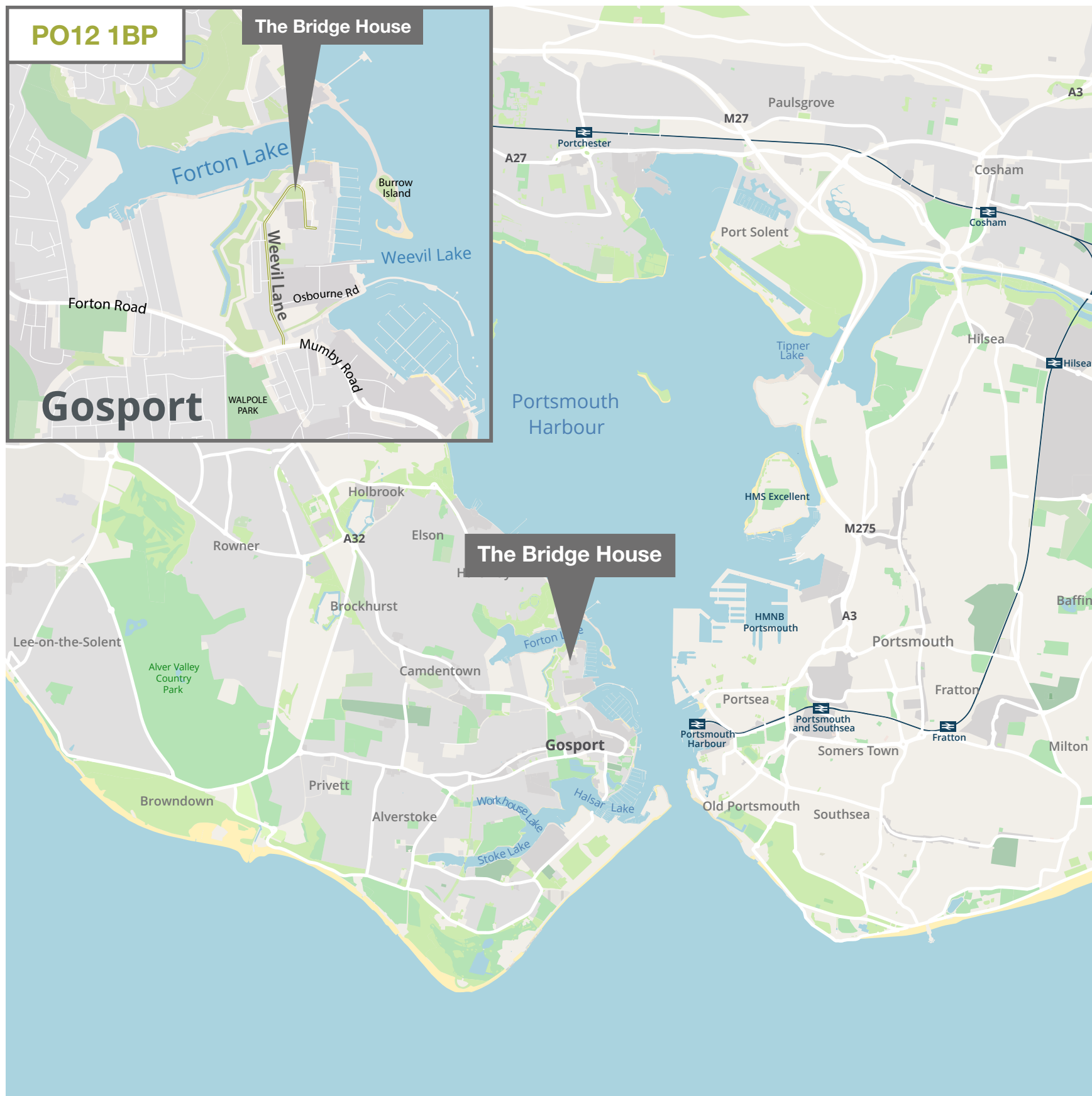


## Stretch your legs and...relax

Closer to home, there are several parks and gardens that are perfect for meandering, playing and picnicking, including Walpole Park, Gosport Park and the Falkland Gardens. And staying fit and healthy is easy with The Yoga Being studio a minute walk from The Bridge House and boutique gym Marina Fitness a two-minute walk away.

### Soak up the history

At Royal Clarence Marina, you're nestled among Portsmouth's rich nautical history with the city's many great museums close by. From the Museum of Naval Firepower, an 8-minute walk away to the iconic Spinnaker Tower, which offers spectacular views across the harbour, the Solent and the Isle of Wight.



# Travel is easy

Gosport sits at a key gateway to the south of England and has great connections via road, sea, rail and air.

## By Car

The Bridge House is just off the A32, which links to the M27 and gives access to the M3 and A3 into London. Typical travel times are:

Lee-on-the-Solent	15 mins
Fareham	20 mins
Southampton	47 mins
Winchester	47 mins
Richmond	90 mins

## By Ferry

Gosport ferry terminal is less than a mile from The Bridge House and is an 18-minute walk, 7-minute cycle or 5-minute drive. Ferries sail continuously from 5:30am to midnight, every 15 minutes, seven days a week and take you to a landing stage next to Portsmouth Harbour Rail Station. The trip across takes just 5 minutes.

## By Train

You can reach Portsmouth Harbour Station in 23 minutes on foot or 11 minutes on a bike (via the ferry) from The Bridge House. From there, typical journey times are:

Chichester	30 mins
Southampton	45 mins
Winchester	56 mins
Worthing	57 mins
Brighton	72 mins
London Waterloo	99 mins
Gatwick	89 mins

Fareham Train Station is a 20-minute drive or 32-minute cycle from The Bridge House. From there, typical journey times are:

Southampton	21 mins
Chichester	26 mins
Winchester	27 mins
Worthing	57 mins
Brighton	77 mins
London Waterloo	91 mins

## By Bus

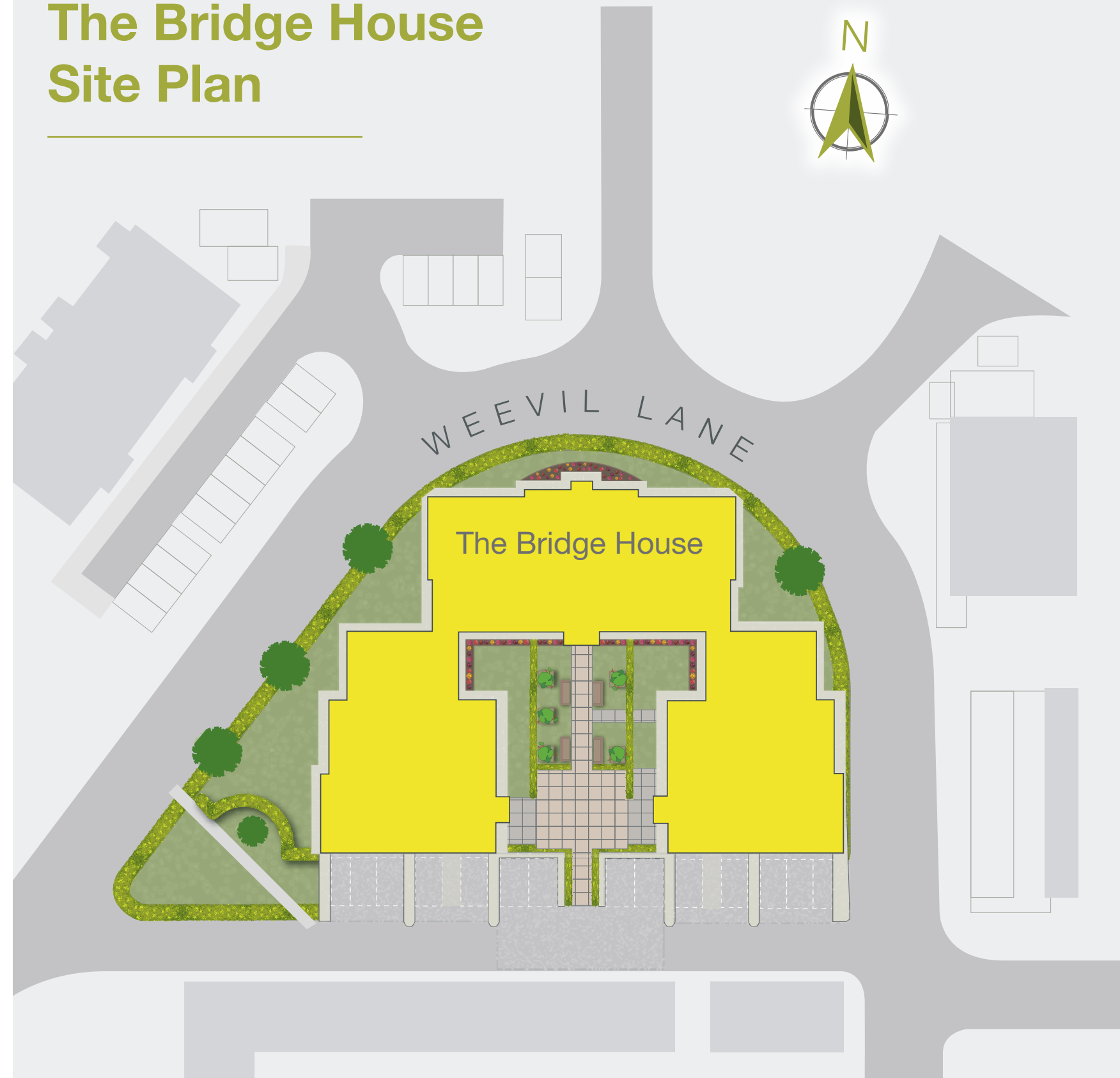
From The Bridge House, Gosport bus station is just a 5-minute walk and runs several local and regional services.

## By Plane

Southampton Airport is just under 20 miles from The Bridge House (around a 30-minute drive) and runs flights to a wide range of other UK and mainland Europe airports. For destinations outside Europe, Gatwick Airport is around 1 hr 45 mins by car or a 1.5-hour train journey from Portsmouth Harbour Station.

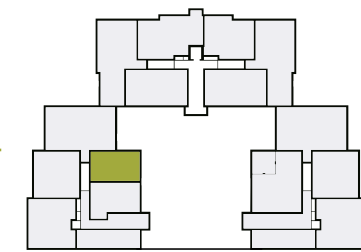


# The Bridge House Site Plan





# The Bridge House Studio apartment



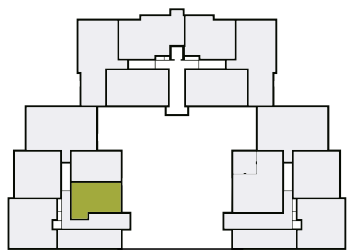
Plot 4\* - Ground Floor

## The Dew

Kitchen 1.85m (max) x 2.35m (max)  
Living/Dining/Bedroom 4.47m (max) x 5.03\* (max)

\*measurement is from store wall to external wall  
The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.  
NB: \*Indicates that the plot is handed. Please note window positions vary depending on level. Speak to our sales advisor for more details.

# The Bridge House Studio apartment



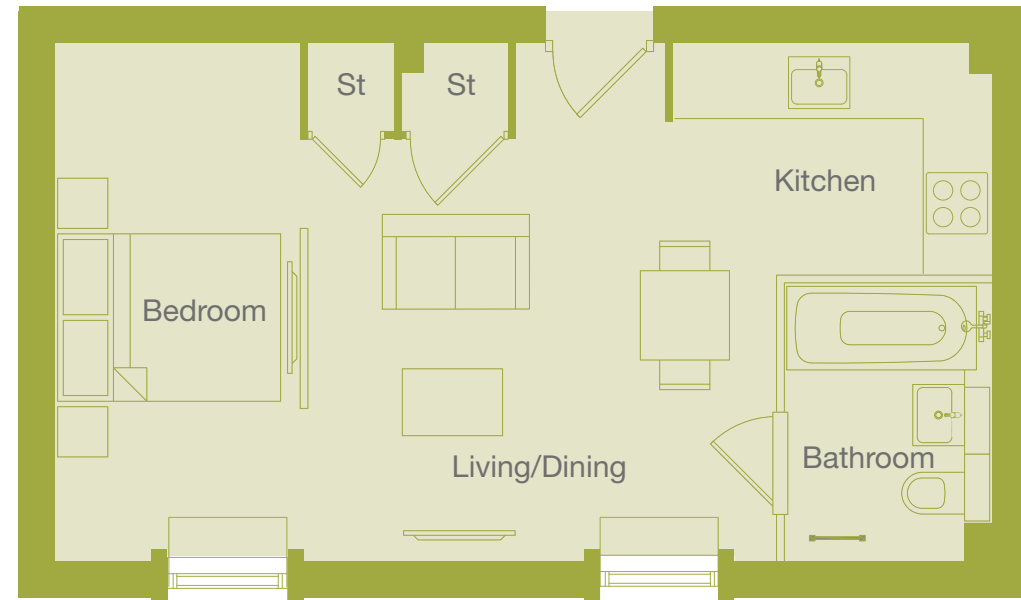
Plot 5 - Ground Floor

## The Estuary

Kitchen 1.82m (max) x 2.38m (max)  
Living/Dining/Bedroom 4.50m (max) x 5.71m (max)\*

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# The Bridge House Studio apartment



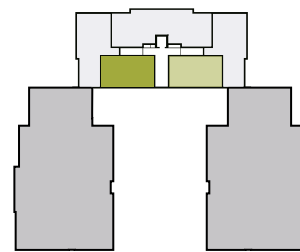
# The Bridge House 1 bedroom apartment



## The Purl

Kitchen/Living/Dining  
Bedroom

4.47m (max) x 6.14m (max)  
4.47m (max) x 2.20m (max)

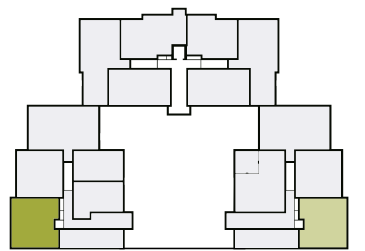


Plots **51** & **55\*** - Third Floor

## The Alum

Kitchen/Living/Dining  
Bedroom

4.03m (max) x 7.13m (max)  
3.35m (max) x 4.85m (max)



Plots **1** & **14\*** - Ground Floor

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## The Bridge House 1 bedroom apartment



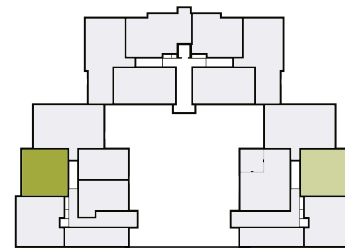
## The Bridge House 1 bedroom apartment



## The Brook

Kitchen/Living/Dining  
Bedroom

3.76m (max) x 6.92m (max)  
3.17m (max) x 4.64m (max)



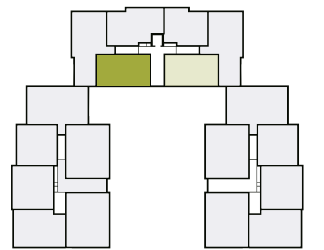
Plot **2** & **13\*** - Ground Floor  
**18** & **29\*** - First Floor  
**36** & **47\*** - Second Floor

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## The Fjord

Kitchen/Living/Dining  
Bedroom

5.35m (max) x 5.17m (max)  
3.31m (max) x 3.35m



**6** & **11\*** - Ground Floor  
**21** & **26\*** - First Floor  
**39** & **44\*** - Second Floor

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# The Bridge House

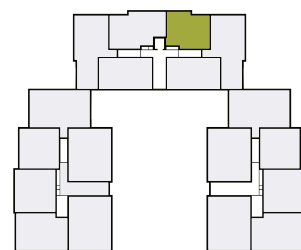
## 1 bedroom apartment



# The Jet

Kitchen/Living/Dining  
Bedroom

5.85m (max) x 3.64m (max)  
3.88m (max) x 3.80m (max)



Plots **9** - Ground Floor  
**24** - First Floor  
**42** - Second Floor

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# The Bridge House

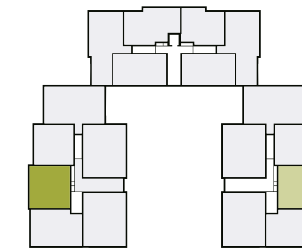
## 1 bedroom apartment



# The Mere

Kitchen/Living/Dining  
Bedroom

4.06m (max) x 7.13m (max)  
3.32m x 3.59m (max)



Plots **17** & **30\*** - First Floor  
**35** & **48\*** - Second Floor

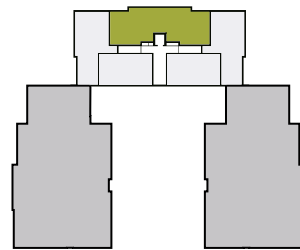
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## The Bridge House 2 bedroom apartment



## The Reservoir

Kitchen/Living/Dining	5.56 (max) x 5.07m (max)
Bedroom 1	5.56m (max) x 3.30m
Bedroom 2	1.85m x 3.74m



Plot **53** - Third Floor

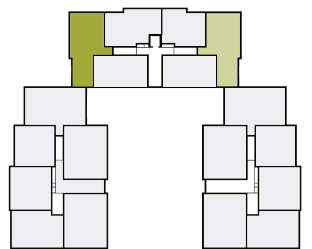
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## The Bridge House 2 bedroom apartment



## The Gulf

Kitchen/Living/Dining	5.92m (max) x 4.56m (max)
Bedroom 1	3.60m (max) x 2.62m
Bedroom 2	2.73m (max) x 3.20m (max)



Plots **7 & 10\*** - Ground Floor  
**22 & 25\*** - First Floor  
**40 & 43\*** - Second Floor

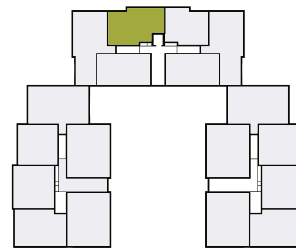
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## The Bridge House 2 bedroom apartment



## The Harbour

Kitchen/Living/Dining	5.79m (max) x 3.59m (max)
Bedroom 1	3.62m (max) x 2.87m
Bedroom 2	2.73m (max) x 3.29m (max)



Plots **8** - Ground Floor  
**23** - First Floor  
**41** - Second Floor

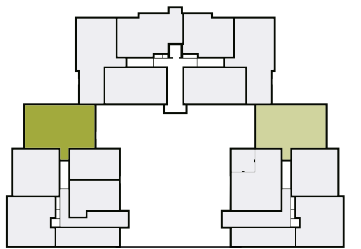
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## The Bridge House 2 bedroom apartment



## The Cascade

Kitchen/Living/Dining	6.52m (max) x 4.26m (max)
Bedroom 1	4.48m (max) x 3.23m (max)
Bedroom 2	3.33m x 3.00m (max)



Plots **3** & **12\*** - Ground Floor  
**19** & **28\*** - First Floor  
**37** & **46\*** - Second Floor

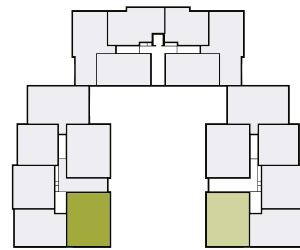
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## The Bridge House 2 bedroom apartment



## The Kibble

Kitchen/Living/Dining	3.55m (max) x 7.42m (max)
Bedroom 1	2.87m (max) x 5.38m (max)
Bedroom 2	2.83m (max) x 4.11m (max)



Plots **15 & 32\*** - First Floor  
**33 & 50\*** - Second Floor

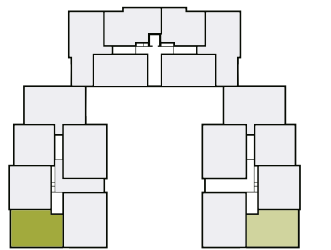
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## The Bridge House 2 bedroom apartment



## The Loch

Kitchen/Living/Dining	6.42m (max) x 3.70m (max)
Bedroom 1	3.23m (max) x 2.57m
Bedroom 2	3.23m (max) x 2.42m (max)



Plots **16 & 34\*** - First Floor  
**34 & 49\*** - Second Floor

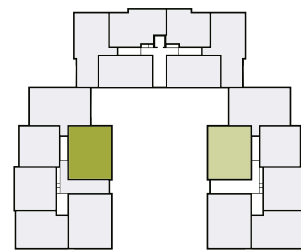
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## The Bridge House 2 bedroom apartment



## The Noria

Kitchen/Living/Dining	3.41m (max) x 7.46m (max)
Bedroom 1	2.99m (max) x 5.42m (max)
Bedroom 2	2.68m (max) x 4.15m (max)



Plots **20 & 27\*** - First Floor  
**38 & 45\*** - Second Floor

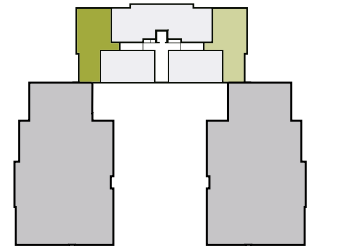
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## The Bridge House 2 bedroom apartment



## The Quart

Kitchen /Living/Dining	5.05m (max) x 6.44m (max)
Bedroom 1	3.62m (max) x 4.71m (max)
Bedroom 2	2.62m (max) x 4.36m (max)



Plots **52 & 54\*** - Third Floor

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## Everything shipshape

The beauty of buying a brand new home is it's all ready and waiting, so moving and settling in is easy. At The Bridge House, you can expect stylish, streamlined design and an immaculate finish. All that's left to do is accessorise.

### Kitchen

- Stolz kitchen units
- 40mm round-edged laminate worktop with mitred joints and upstand to match
- Laminate splashback behind hob
- Stainless steel single bowl and drainer with Fontaine single-lever chrome mixer tap
- Integrated ceramic hob with touch controls
- Integrated stainless steel electric oven
- Integrated extractor over hob
- Integrated fridge/freezer (or built-under fridge with ice box in one-bedroom apartments and studios)
- Plumbing & electrics for a dishwasher behind a removable base unit
- Plumbing & electrics for a washer dryer behind a removable base unit or in utility cupboard
- Amtico flooring
- White LED downlights

### Bathroom / shower room

- White bath with glass shower screen
- Walk-in shower in glazed panel in en-suite and studio bathrooms
- Thermostatic, chrome-plated, single lever mixer tap with adjustable slide bar and shower handset
- Basin with single lever mixer tap
- Full-height tiling to all walls above bath or walk-in shower
- Half-height tiling behind WC and basin
- Mirror above or next to wash basin
- Chrome electric heated towel rail
- White shaver socket
- Amtico flooring
- White LED downlights

### General

- Carpets throughout apart from in kitchen, bathroom and en-suite
- Amtico flooring throughout (Kitchen/Living & Dining)
- Wardrobe with sliding doors in master bedroom
- White emulsion on walls and ceilings
- White PVCu windows with locks
- Contemporary white entrance door
- Flush satin white internal doors with chrome handles
- Programmable electric panel heating with thermostatic control
- Centralised mechanical extract ventilation in kitchens and bathrooms
- Mains-wired smoke/heat alarms
- Spur point for burglar alarm in hall cupboard
- Home network point in living room
- Telephone point and TV aerial point in living room and bedroom(s)

# Why choose Shared Ownership?

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- You'll need a smaller deposit and mortgage than if you bought a property outright.
- Generally you are able to buy a bigger property than you may otherwise be able to afford.
- You are able to buy more shares until you own the property outright.
- Your monthly payments could be less than renting privately.



 **0300 456 0522**

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 **[sales@guinness.org.uk](mailto:sales@guinness.org.uk)**

Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.

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