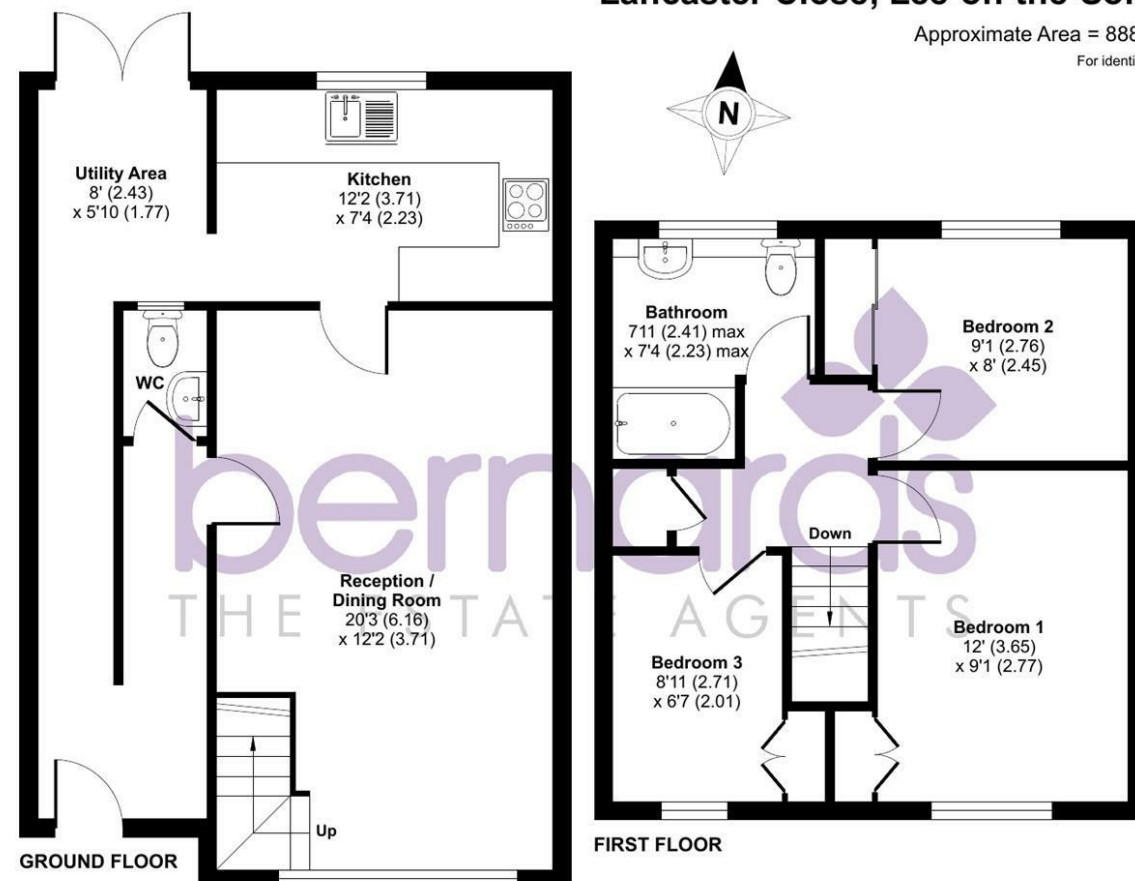


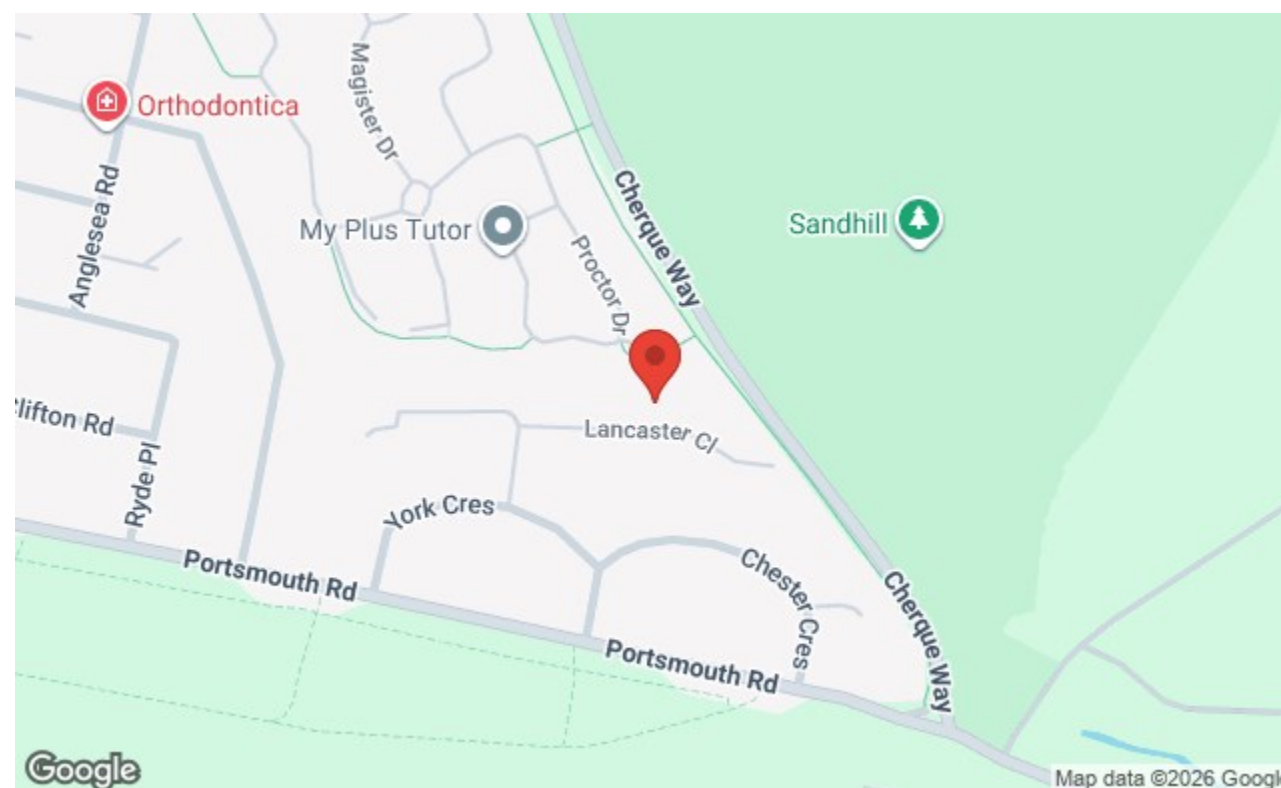
## Lancaster Close, Lee-on-the-Solent, PO13

Approximate Area = 888 sq ft / 82.5 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to ©richacom 2025 by a third party.  
Produced for Bernards Estate and Letting Agents Ltd REF: 1272037



97 High Street, Gosport, PO12 1DS  
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Offers Over £299,000

Lancaster Close, Lee-On-The-Solent PO13  
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## HIGHLIGHTS

- ❖ A WELL PRESENTED THREE BEDROOM HOUSE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ DOWNSTAIRS WC
- ❖ MODERN FITTED KITCHEN
- ❖ UTILITY ROOM
- ❖ SPACIOUS LOUNGE/DINER
- ❖ VIEWS OVER THE ALVER VALLEY NATURE RESERVE
- ❖ GARAGE
- BAY HOUSE SCHOOL CATCHMENT

### \*\*\*Unexpectedly Re Available\*\*\*

Bernards is pleased to present this beautifully maintained three-bedroom house located in the desirable cul-de-sac of Lancaster Close, Lee-On-The-Solent. This charming property is perfect for families and those seeking a peaceful community atmosphere.

Upon entering, you will find a spacious lounge/diner that provides an inviting space for relaxation and entertaining. The modern fitted kitchen is well-equipped and leads to a separate utility room, enhancing the practicality of daily living. The ground floor also features a convenient downstairs WC, adding to the home's functionality.

As you ascend to the first floor, you will discover three generously sized bedrooms, each offering ample space for personalisation and comfort. The family bathroom is well-appointed, catering to the needs of the household.

Outside, the property boasts an enclosed rear garden, complete with artificial grass, providing a

low-maintenance outdoor space ideal for children to play or for hosting summer gatherings. Additionally, a garage located in a nearby block offers secure storage for vehicles or other belongings.

The location is particularly appealing, as it is just a short stroll from the beach, allowing for leisurely walks along the coast. The nearby Alver Valley Country Park offers further opportunities for outdoor activities and relaxation. Furthermore, this property falls within the catchment area for the highly regarded Bay House School, making it an excellent choice for families with children.

This property presents a prime investment opportunity, offering a strong and consistent rental yield of 6%. With a potential rental income of £1400.00 per calendar month, this property generates an attractive annual income of £16,800.

In summary, this delightful home in Lee-On-The-Solent combines modern living with a prime location, making it a must-see for prospective buyers.

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





# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## KITCHEN

12'2 x 7'4 (3.71m x 2.24m)

## UTILITY ROOM

8'0 x 5'10 (2.44m x 1.78m)

## LOUNGE/DINER

20'3 x 12'2 (6.17m x 3.71m)

## LANDING

## BEDROOM ONE

12'0 x 9'1 (3.66m x 2.77m)

## BEDROOM TWO

9'1 x 8'0 (2.77m x 2.44m)

## BEDROOM THREE

8'11 x 6'7 (2.72m x 2.01m)

## BATHROOM

7'11 x 7'4 (2.41m x 2.24m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## GARAGE

## 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.

## 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

## REMOVAL QUOTES

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.

## 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.



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		
England & Wales		



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