

Offers Over £425,000

David Newberry Drive, Lee-On-The-Solent PO13 8FE

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE/FOUR BEDROOMS
- ❖ DOWNSTAIRS WC
- ❖ KITCHEN/DINER
- ❖ CONSERVATORY
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ OFF ROAD PARKING
- ❖ SUNNY ASPECT REAR GARDEN
- ❖ NO ONWARD CHAIN
- ❖ CLOSE TO ALVER VALLEY COUNTRY PARK
- ❖ BAY HOUSE SCHOOL CATCHMENT

Nestled in the highly sought-after Cherque Farm area of Lee-On-The-Solent, this delightful three-bedroom detached house on David Newberry Drive is a splendid opportunity for those seeking a comfortable family home. Built in 2003, the property spans an impressive 1,201 square feet and boasts a well-thought-out layout, perfect for modern living.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The heart of the home is undoubtedly the expansive kitchen/diner, which flows seamlessly into a charming conservatory, providing an abundance of natural light and a lovely view of the rear garden. Additionally, the ground floor features a versatile fourth bedroom or extra reception room, along with a convenient downstairs WC. The tasteful Karndean flooring adds a touch of elegance.

Upstairs, you will find three well-proportioned bedrooms, including a master suite complete with an en suite bathroom for added privacy. A family bathroom serves the other two bedrooms, and access to the loft with a ladder and

half-boarding offers valuable storage space.

The exterior of the property is equally appealing, with a sunny aspect rear garden perfect for outdoor gatherings. A driveway and garage provide ample parking, and the garage has been partially converted to offer additional storage solutions. Notably, a hot tub is included in the sale, promising relaxation and enjoyment.

This home is ideally located near Alver Valley Country Park and the beach, making it perfect for outdoor enthusiasts. Furthermore, it falls within the catchment area for the highly regarded Bay House School. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this exceptional home.

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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

15'2 x 12'4 (4.62m x 3.76m)

KITCHEN/DINER

15'6 x 11'4 (4.72m x 3.45m)

CONSERVATORY

12'1 x 8'1 (3.68m x 2.46m)

BEDROOM 4/RECEPTION ROOM

10'9 x 9'0 (3.28m x 2.74m)

LANDING

BEDROOM ONE

15'9 x 10'4 (4.80m x 3.15m)

EN SUITE

8'7 x 4'0 (2.62m x 1.22m)

BEDROOM TWO

11'9 x 8'8 (3.58m x 2.64m)

BEDROOM THREE

9'11 x 6'7 (3.02m x 2.01m)

BATHROOM

8'10 x 5'1 (2.69m x 1.55m)

OUTSIDE

DRIVEWAY

GARAGE

9'10 x 8'5 (3.00m x 2.57m)

Partially converted.

ENCLOSED REAR GARDEN

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.

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		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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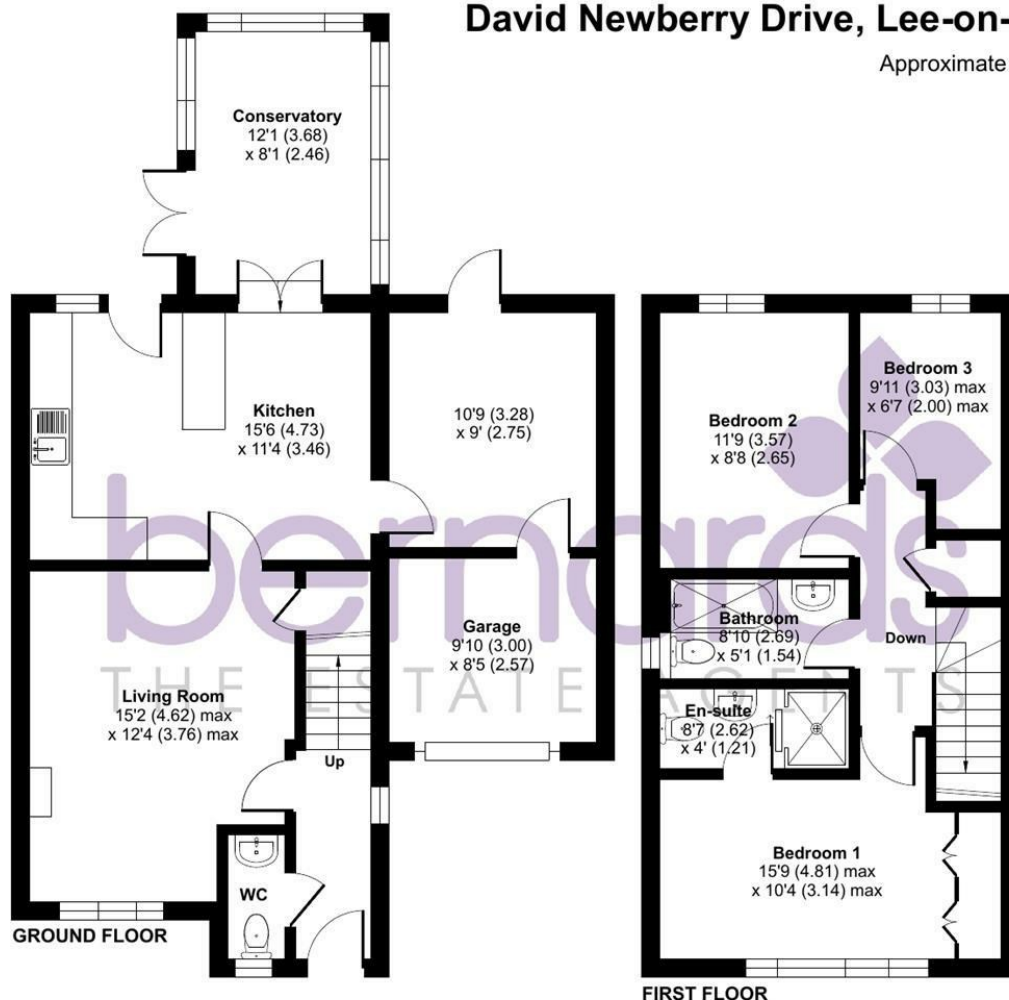
David Newberry Drive, Lee-on-the-Solent, PO13

Approximate Area = 1121 sq ft / 104.1 sq m

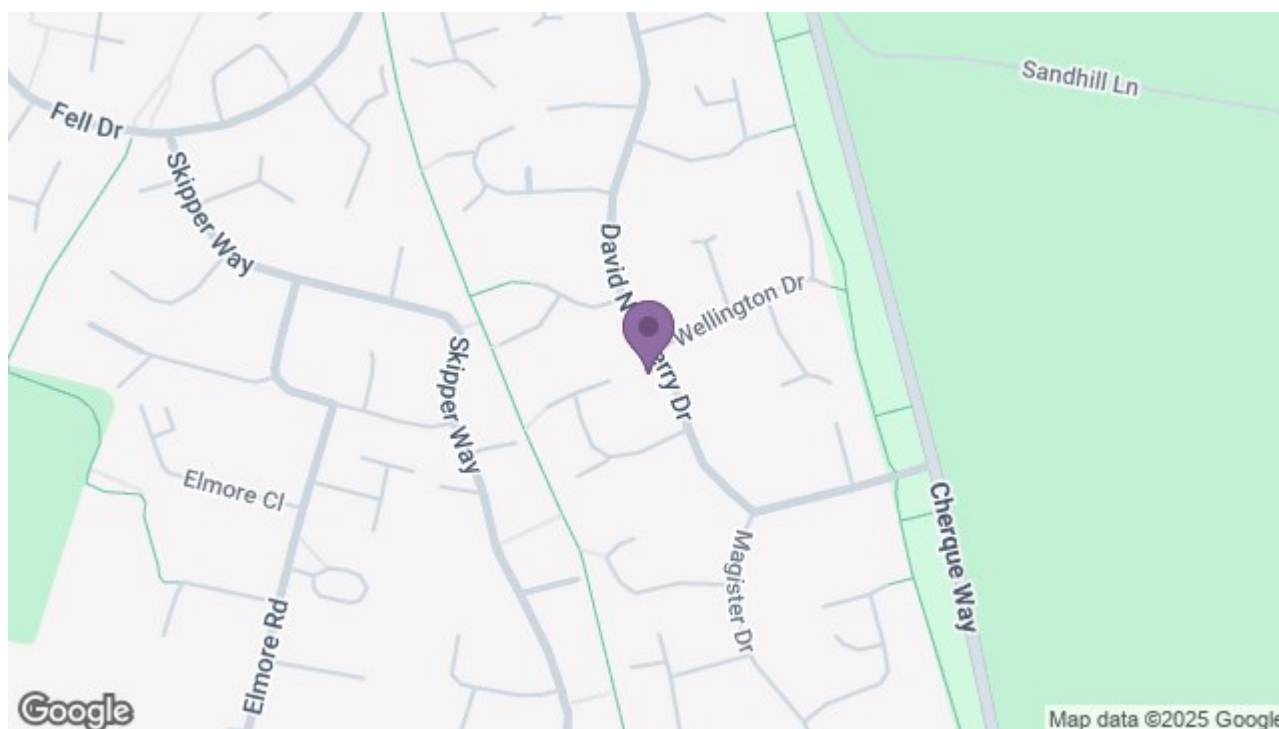
Garage = 80 sq ft / 7.4 sq m

Total = 1201 sq ft / 111.5 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1285938



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