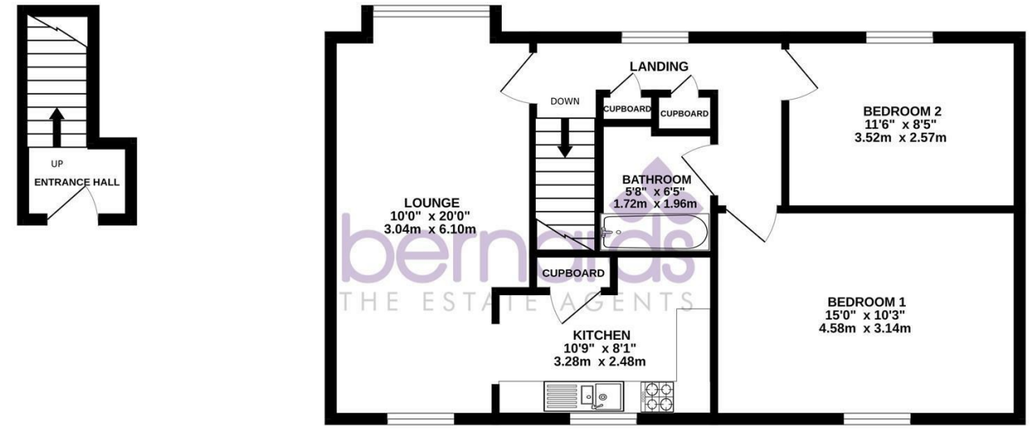
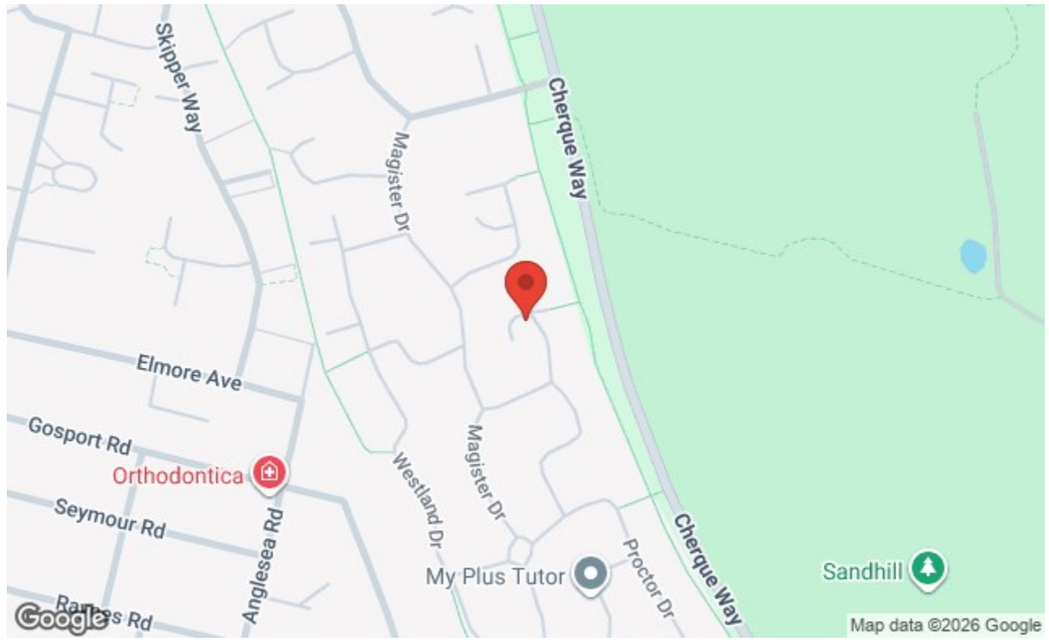
GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.

FIRST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £240,000

Percival Close, Lee-On-The-Solent PO13 8GQ

bernards THE ESTATE AGENTS



2 | 1 | 1

HIGHLIGHTS

- FREEHOLD TWO BEDROOM COACH HOUSE
- POPULAR CHERQUE FARM LOCATION
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- TRIPLE GLAZING
- WALKING DISTANCE TO ALVER VALLEY COUNTRY PARK
- CLOSE TO LOCAL SCHOOLS & THE BEACH
- IDEAL FIRST-TIME BUY

FREEHOLD TWO BEDROOM COACH HOUSE | CHERQUE FARM | ALLOCATED PARKING | TRIPLE GLAZING | CUL-DE-SAC LOCATION

A rarely available FREEHOLD two bedroom coach house situated in a quiet cul-de-sac within the highly requested Cherque Farm area of Lee-on-the-Solent. The property is ideally located within walking distance of Alver Valley Country Park, whilst also being conveniently positioned for local schools and the beach.

Internally, the accommodation comprises two double bedrooms, a good-sized kitchen, bathroom and living accommodation. Further benefits include triple glazing and a boiler installed in approximately December 2024.

Outside, the property benefits from allocated parking, along with ownership of the front garden area.

An ideal opportunity for first-time buyers, those looking for a low-maintenance home, or investors. Early viewing is highly recommended.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL WITH STAIRS TO LANDING

LOUNGE
9'11" x 20'0" (3.04 x 6.10)

KITCHEN
10'9" x 8'1" (3.28 x 2.48)

BEDROOM 1
15'0" x 10'3" (4.58 x 3.14)

BEDROOM 2
11'6" x 8'5" (3.52 x 2.57)

BATHROOM
5'7" x 6'5" (1.72 x 1.96)

OUTSIDE

ALLOCATED PARKING

FREEHOLD - COUNCI TAX BAND C

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
We 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.

BUYER VERIFICATION
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.

RECOMMENDED 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. We 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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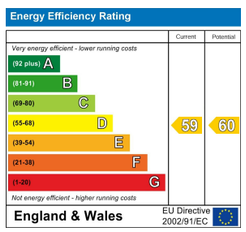












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