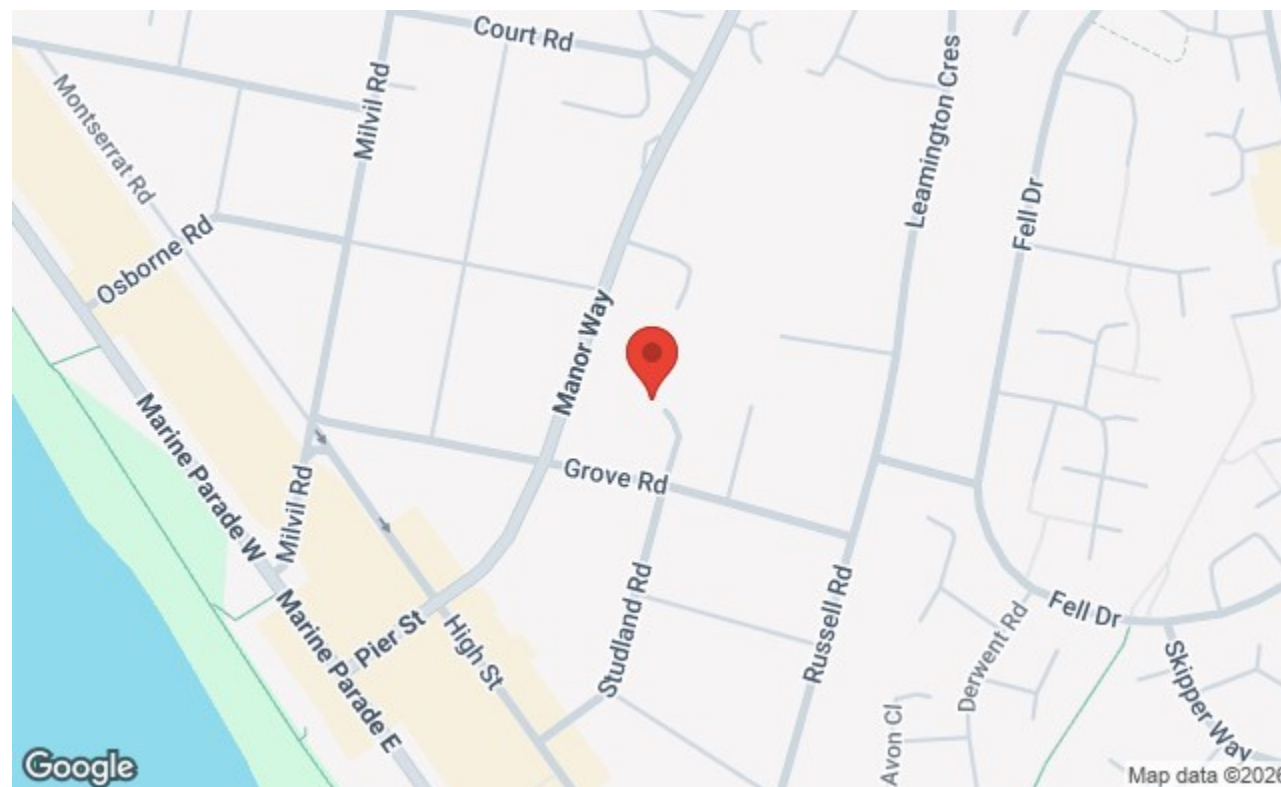


Seathrift Close, Lee-on-the-Solent, PO13

Approximate Area = 1009 sq ft / 93.7 sq m
Garage = 141 sq ft / 13 sq m
Total = 1150 sq ft / 106.7 sq m
For identification only - Not to scale



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Guide Price £425,000

Seathrift Close, Lee-On-The-Solent PO13 9LJ

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HIGHLIGHTS

- ❖ Semi-Detached House
- ❖ 3 Bedrooms
- ❖ 2 Bathrooms
- ❖ Conservatory
- ❖ Separate Dining Room
- ❖ Garage
- ❖ Parking
- ❖ Garden
- ❖ Sought after location
- ❖ Close to good schools

Nestled in the charming area of Seathrift Close, Lee-On-The-Solent, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1997, the property spans an impressive 1150 square feet, providing ample space for modern living.

Upon entering, you will find 3 well-appointed reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family room, a formal dining area, or a bright home office with a garden. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

The property boasts 3 spacious bedrooms,

each offering a peaceful retreat at the end of the day. With 2 bathrooms plus separate cloakroom, morning routines will be a breeze, ensuring that family life runs smoothly.

For those with vehicles, the property includes parking for 2, a valuable feature in this sought-after location. The surrounding area is known for its friendly community and proximity to local amenities, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house in Seathrift Close presents a wonderful opportunity to enjoy comfortable living in a desirable neighbourhood. With its generous space, convenient layout, and excellent location, it is a property not to be missed.

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



PROPERTY INFORMATION

TENURE - FREEHOLD

FREEHOLD - Council Tax Band D

COUNCIL TAX BAND D

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

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.

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!

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.



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	76	81
England & Wales		



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