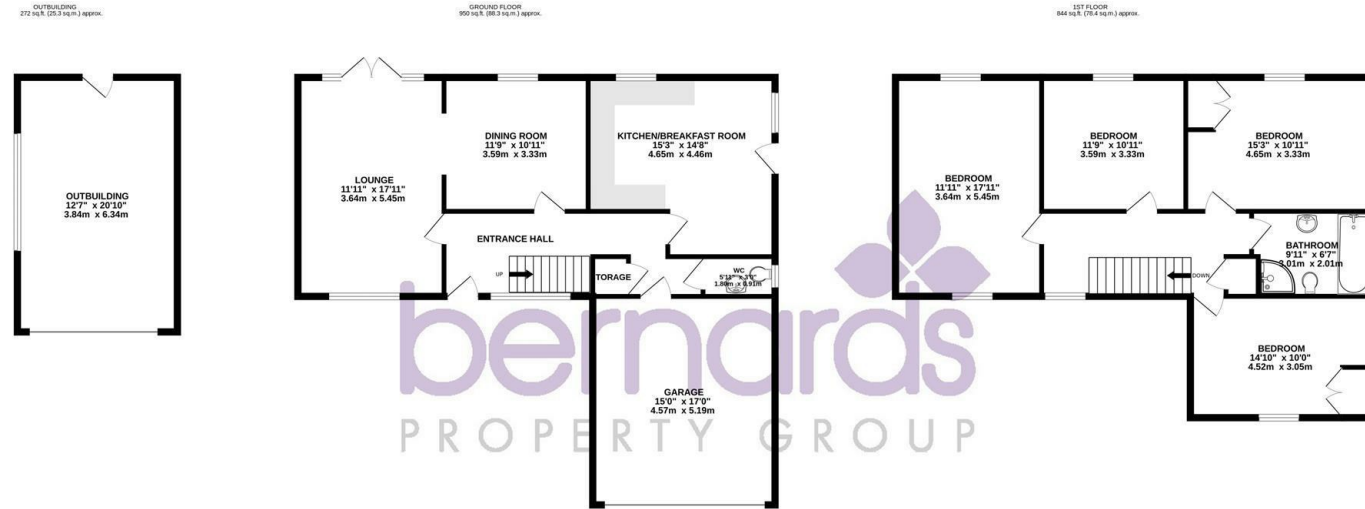




Guide Price £575,000

Sumar Close, Stubbington PO14 2EH

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 2066 sq.ft. (192.0 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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HIGHLIGHTS

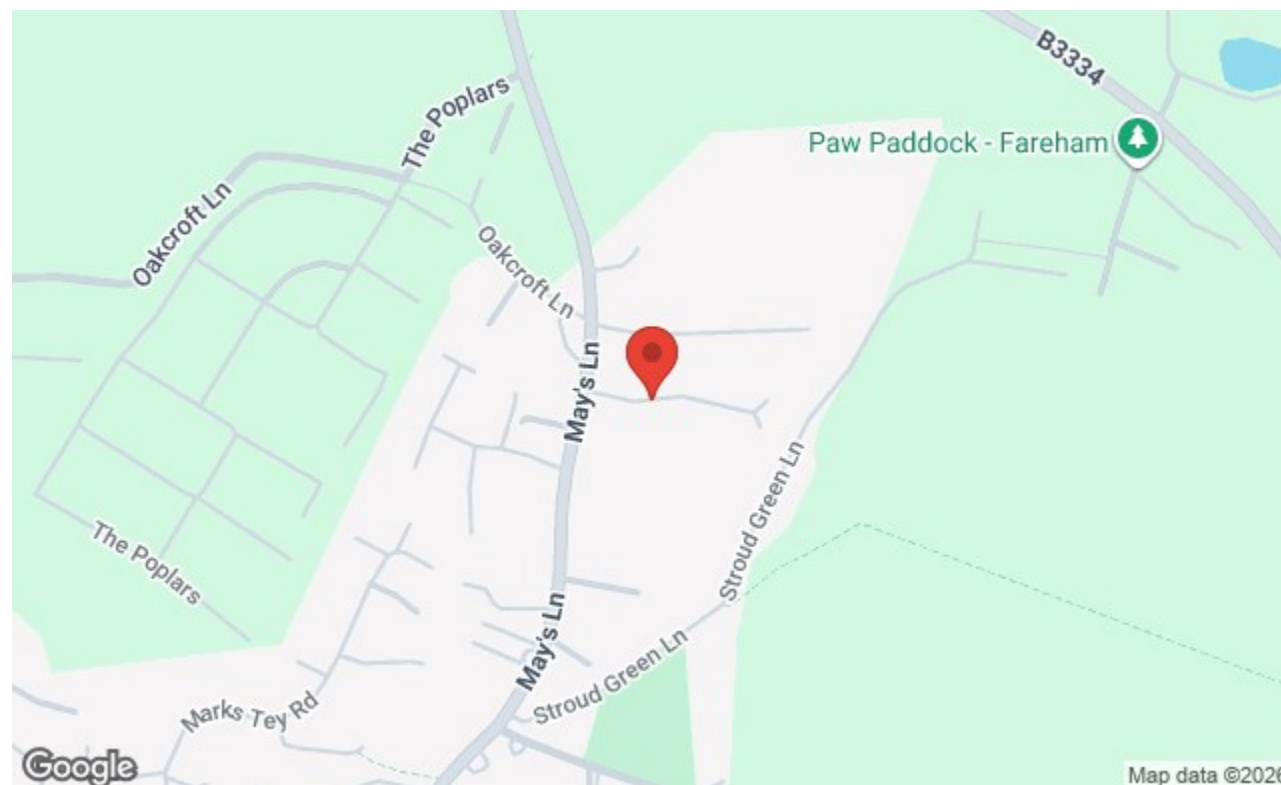
- ❖ Detached House
- ❖ 4 Bedrooms
- ❖ Beautiful Modern Kitchen
- ❖ Contemporary Bathroom
- ❖ Dining Room
- ❖ Versatile Outbuilding
- ❖ Garden
- ❖ Parking
- ❖ Close to good primary and secondary schools
- No Forward Chain

Bernards are pleased to offer for sale this delightful house in Sumar Close which offers a perfect blend of comfort and space for modern family living. With a generous size of 2,066 square feet, the property boasts four well-proportioned bedrooms, providing ample room for family members and/or guests including a garden and parking.

The heart of the home is a welcoming reception room, ideal for entertaining or relaxing with loved ones. The layout is thoughtfully designed to ensure a seamless flow throughout the living spaces, making it perfect for both everyday living and special occasions.

The property features a well-appointed contemporary bathroom and modern fitted kitchen catering to the needs of the household with ease. The surrounding area of Stubbington is known for its community spirit and convenient amenities, making it an attractive location for families and professionals alike.

This house presents an excellent opportunity for those seeking a comfortable and spacious home in a desirable neighbourhood. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely property your own.



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



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



PROPERTY INFORMATION

TENURE - FREEHOLD

COUNCIL TAX BAND - F

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.

ASSISTANCE WITH REMOVALS

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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