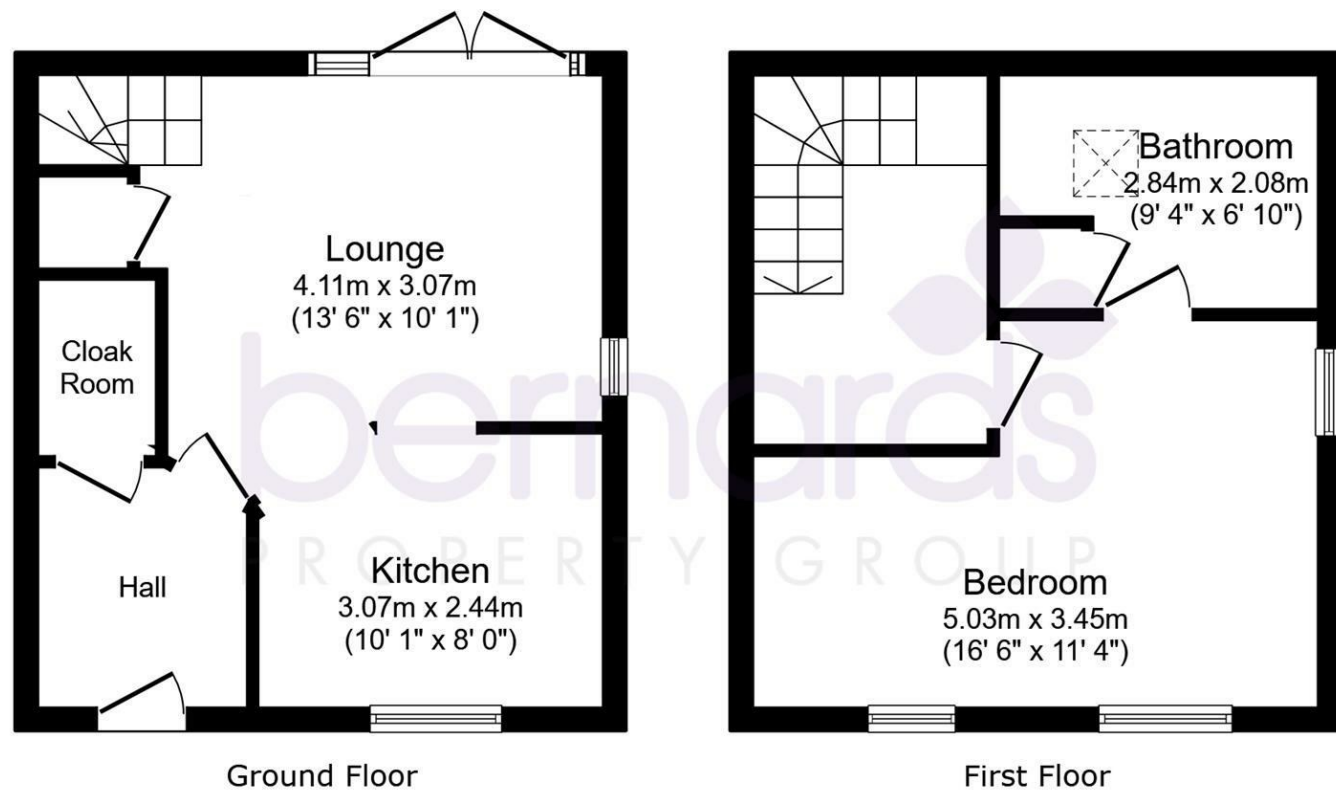




Total floor area: 56.6 sq.m. (609 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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PROPERTY GROUP



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



FOR SALE

Offers Over £240,000

Im placable Road, Lee-On-The-Solent PO13 9GH

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HIGHLIGHTS

- ❖ MODERN ONE BEDROOM HOUSE
- ❖ SOUGHT AFTER DAEDALUS LOCATION
- ❖ ONE ROAD BACK FROM THE SEAFRONT
- ❖ ALLOCATED PARKING
- ❖ ENCLOSED REAR GARDEN
- ❖ MODERN FITTED KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING

Guide price £240,000 to £250,000

MODERN ONE BEDROOM HOUSE | SOUGHT AFTER DAEDALUS LOCATION | ONE ROAD BACK FROM THE SEAFRONT | ALLOCATED PARKING | ENCLOSED REAR GARDEN | POTENTIAL TO CREATE TWO BEDROOMS | IDEAL FIRST TIME BUY

Located in the highly sought-after Daedalus area of Lee-on-the-Solent, just one road back from the seafont, this modern one-bedroom house offers well-presented accommodation, an enclosed rear garden and allocated parking. An ideal opportunity for a first-time buyer, the property also offers scope to reconfigure the accommodation and create a second bedroom, subject to the necessary consents.

The ground floor comprises an entrance hall with a convenient downstairs WC, leading through to a modern fitted kitchen which is open plan to the lounge/diner. The lounge/diner benefits from French doors opening directly onto the rear garden, creating a pleasant connection between the living space and outside.

Upstairs, there is a large double bedroom with access to the bathroom.

Externally, the property benefits from an enclosed rear garden with side access, along with a garden shed and outside tap. There is also allocated parking.

Further benefits include double glazing and gas central heating.

The property is ideally positioned for enjoying everything Lee-on-the-Solent has to offer, with the seafont and promenade just moments away, whilst also being conveniently placed for local amenities and transport links.

A fantastic first-time purchase or investment opportunity in a desirable coastal location, with the added benefit of potential to create a two-bedroom home.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

10'0" x 8'0" (3.07 x 2.44)

LOUNGE

13'5" x 10'0" (4.11 x 3.07)

FIRST FLOOR LANDING

BEDROOM

16'6" x 11'3" (5.03 x 3.45)

BATHROOM

9'3" x 6'9" (2.84 x 2.08)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

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.

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.

FREEHOLD - COUNCIL TAX BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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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