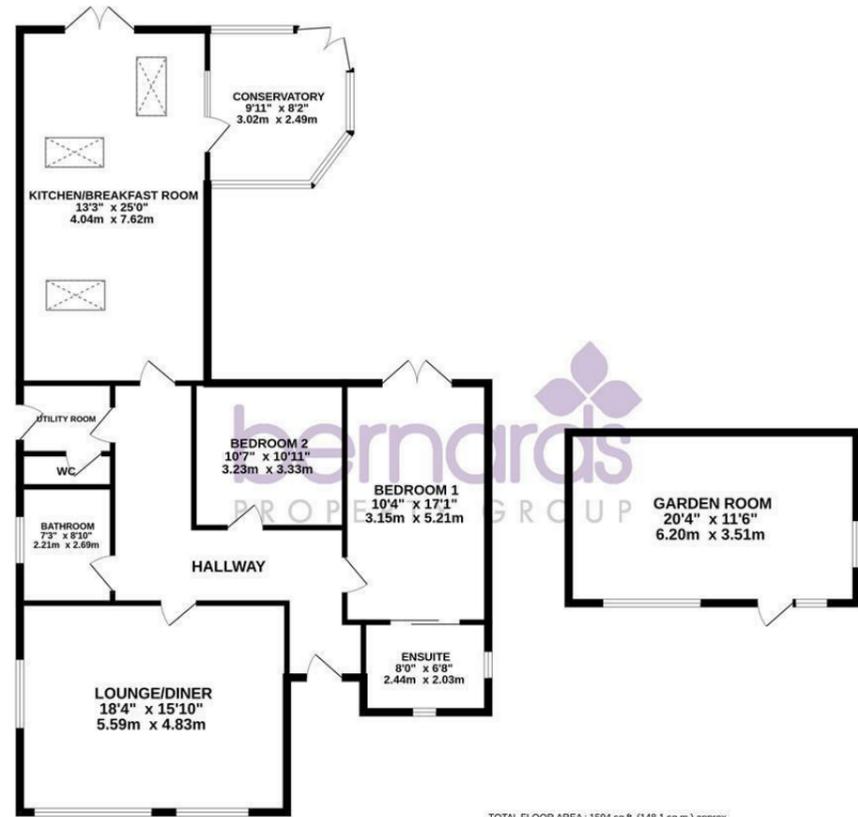


GROUND FLOOR
1594 sq.ft. (148.1 sq.m.) approx.



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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



Guide Price £650,000

Lulworth Road, Lee-On-The-Solent PO13 9HU



HIGHLIGHTS

- Stylish decor
- Ample off street parking
- Great location to High St & seafront
- Bar/garden room
- Two double bedrooms
- Stunning kitchen with island
- Two bathrooms
- Large lounge diner
- E.V charger
- 1594 sq ft

Situated in the highly sought after Lulworth Road in Lee-On-The-Solent, this exquisite detached bungalow offers a delightful blend of comfort and style. Spanning an impressive 1,594 square feet, the property boasts having multiple reception rooms, providing ample space for both relaxation and entertaining. With two spacious bedrooms and two modern bathrooms, this home is perfect for those seeking a tranquil retreat by the sea.

The interior of the bungalow is beautifully decorated, showcasing a tasteful design that enhances its inviting atmosphere. One of the standout features is the bar/garden room, an ideal space for hosting gatherings or simply enjoying a quiet evening with friends and family. The good-sized plot

surrounding the property offers plenty of outdoor space, perfect for gardening or enjoying the sun soaked outdoor dining area.

Parking is a breeze with space for up to three vehicles, ensuring convenience for residents and guests alike. Additionally, the property is just a short stroll from the High Street and the picturesque seafront, allowing you to enjoy the best of coastal living with ease.

This bungalow is not just a home; it is a lifestyle choice, offering a perfect balance of comfort, elegance, and location. Whether you are looking to downsize or seeking a peaceful retreat, this property is sure to impress. Do not miss the opportunity to make this beautiful bungalow your own.

Call today to arrange a viewing

02392 553 636

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PROPERTY INFORMATION

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!

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 D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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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