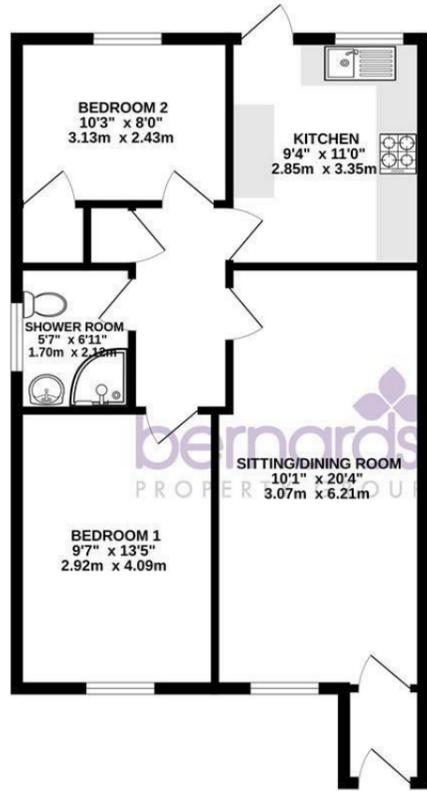
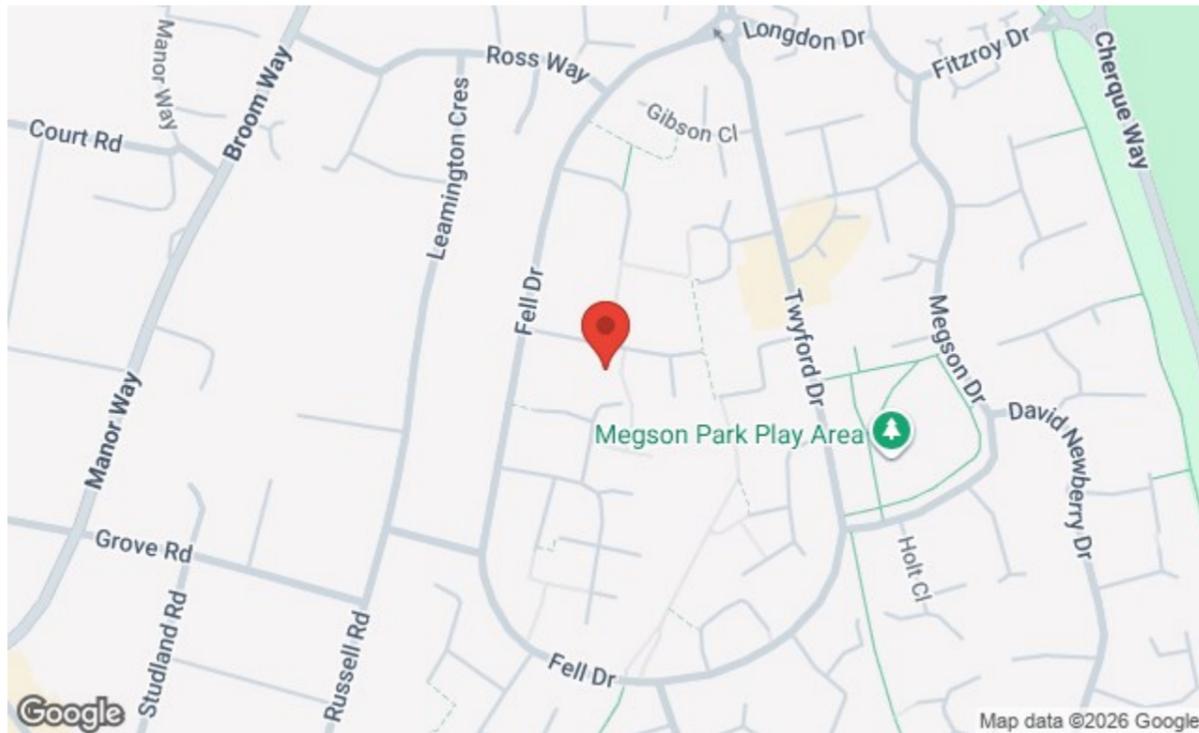


GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq ft (58.9 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



Asking Price £330,000

Hiller Walk, Lee-On-The-Solent PO13 8JH



## HIGHLIGHTS

- ❖ Two Bedrooms
- ❖ Semi-detached Bungalow
- ❖ Quiet residential area
- ❖ Garage to the rear
- ❖ Immaculate decor throughout
- ❖ New Boiler
- ❖ Landscaped Rear Garden
- ❖ Walking Distance to Town
- ❖ Shower Room
- ❖ Chain Free

Situated within a peaceful and highly desirable pedestrianised setting in Lee-on-the-Solent, this beautifully presented two-bedroom semi-detached bungalow offers a fantastic opportunity for buyers seeking a home ready to move straight into.

The property has been well maintained and tastefully updated throughout, creating a light and welcoming feel from the moment you step inside. To the front of the home is a generous lounge/diner, providing an ideal space for both relaxing and entertaining.

There are two well-proportioned double bedrooms, both offering excellent versatility whether used as sleeping accommodation, a guest room or home office. The shower

room has been finished to a modern standard, complementing the overall condition of the property.

To the rear, the kitchen is well laid out with ample storage and workspace, and benefits from a door leading directly out to the garden. The rear garden has been recently landscaped, creating a low-maintenance yet attractive outdoor space perfect for enjoying the warmer months.

Further benefits include a recently fitted boiler, garage located in a nearby block, and the significant advantage of being offered chain free, allowing for a smooth and straightforward purchase.

Properties in this quiet and tucked-away location are always popular, and early viewing is highly recommended.

Call today to arrange a viewing

02392 553 636

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# 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 C



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	
67	80
EU Directive 2002/91/EC	
England & Wales	



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