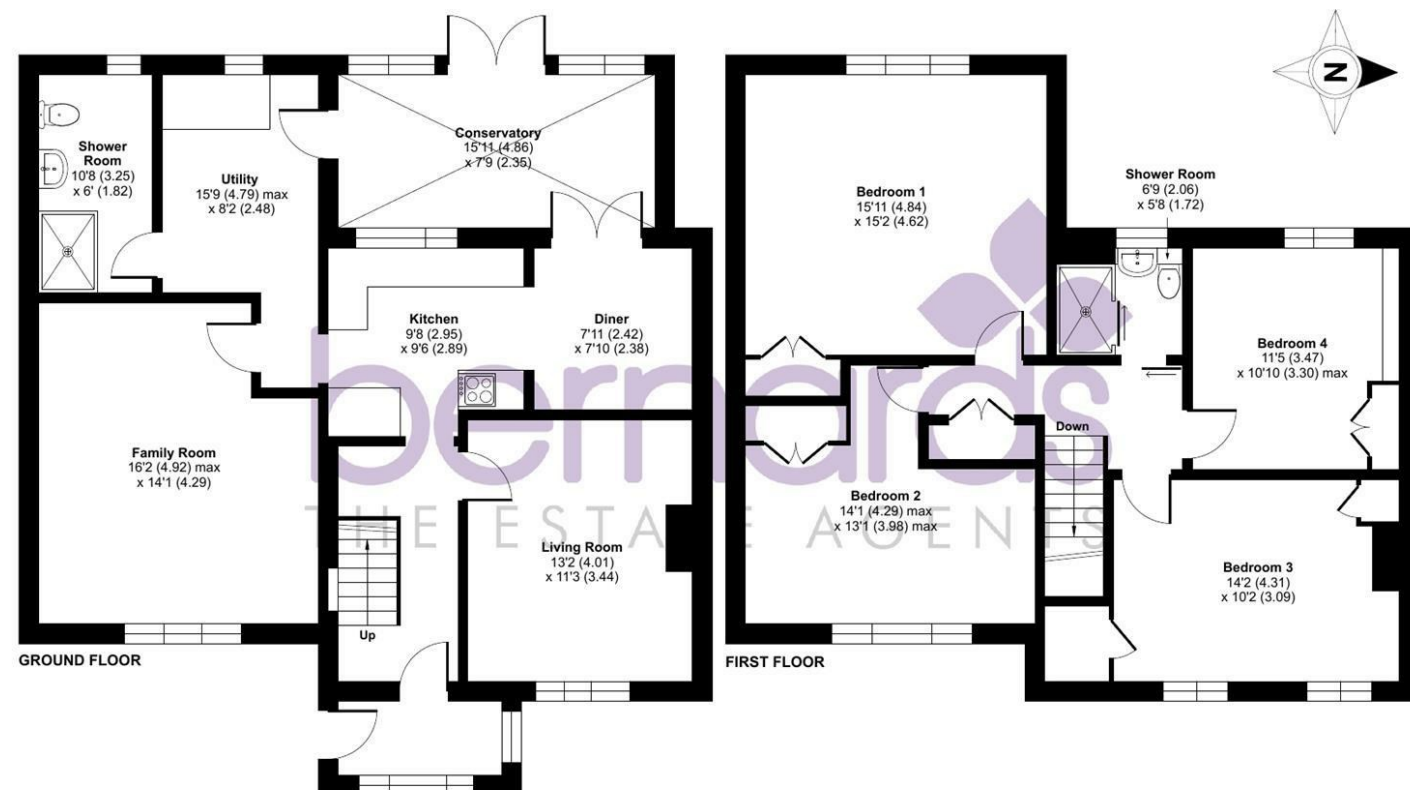


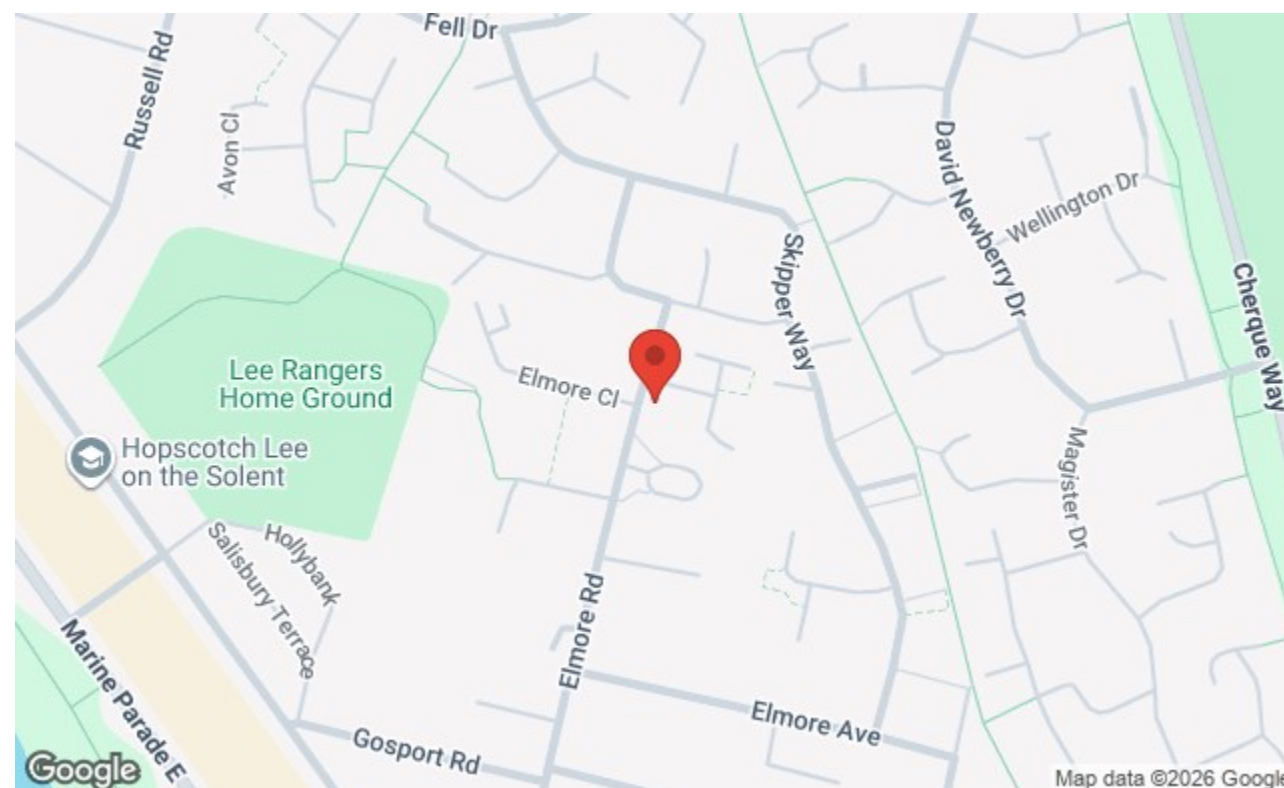
Elmore Road, Lee-on-the-Solent, PO13

Approximate Area = 1785 sq ft / 165.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386798



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



Guide Price £375,000

Elmore Road, Lee-On-The-Solent PO13 9DU

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HIGHLIGHTS

- ❖ End of Terrace House
- ❖ 4 Bedrooms
- ❖ 3 Reception Rooms
- ❖ Large Rear Garden
- ❖ Kitchen/Diner
- ❖ Utility Room
- ❖ Off Road Parking



SPACIOUS FOUR-BEDROOM END-TERRACE FAMILY HOME WITH THREE RECEPTION ROOMS, TWO BATHROOMS AND PARKING FOR TWO CARS

Situated on the popular Elmore Road in Lee-on-the-Solent, this impressive end-terrace home offers approximately 1,593 sq. ft. of versatile accommodation, making it ideal for growing families.

The property boasts four well-proportioned bedrooms, three reception rooms providing flexible living and entertaining space, and two bathrooms for added convenience.

Externally, the property benefits from parking for two vehicles. Ideally positioned in Lee-on-the-Solent, the home is well placed for local amenities, schools and the beautiful coastline.

Offering generous living space and a versatile layout in a sought-after location, this property presents an excellent opportunity for families seeking a spacious home by the coast. Early viewing is highly recommended.

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



PROPERTY INFORMATION

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		
(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	72	80
England & Wales		



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