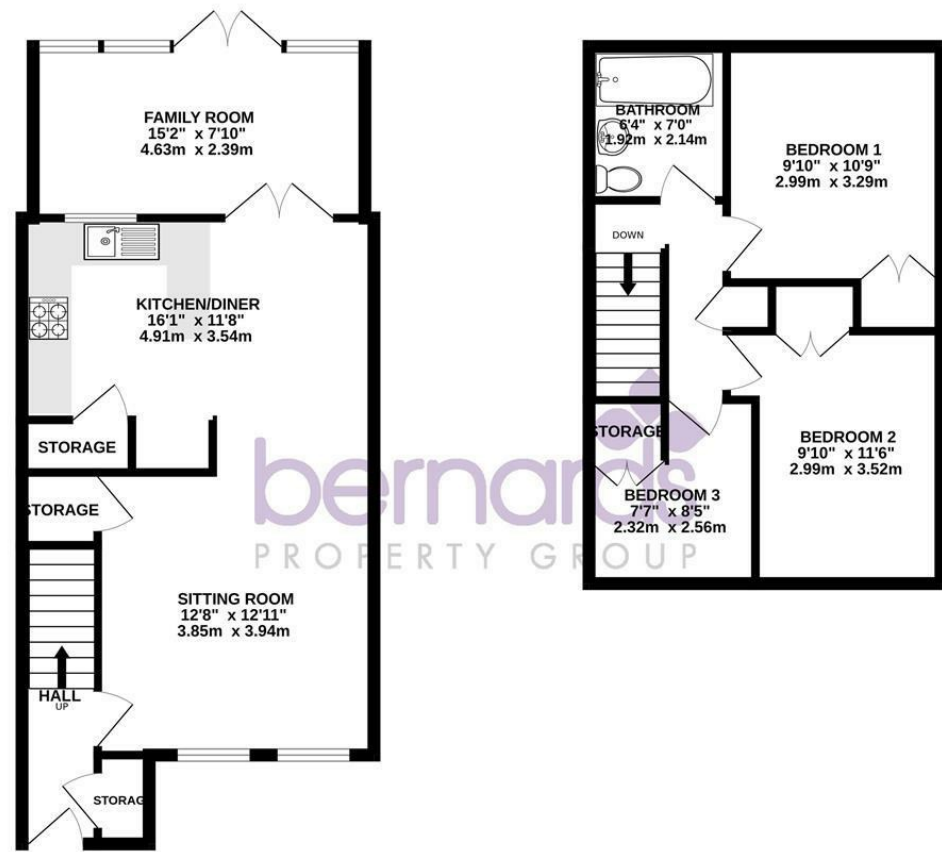


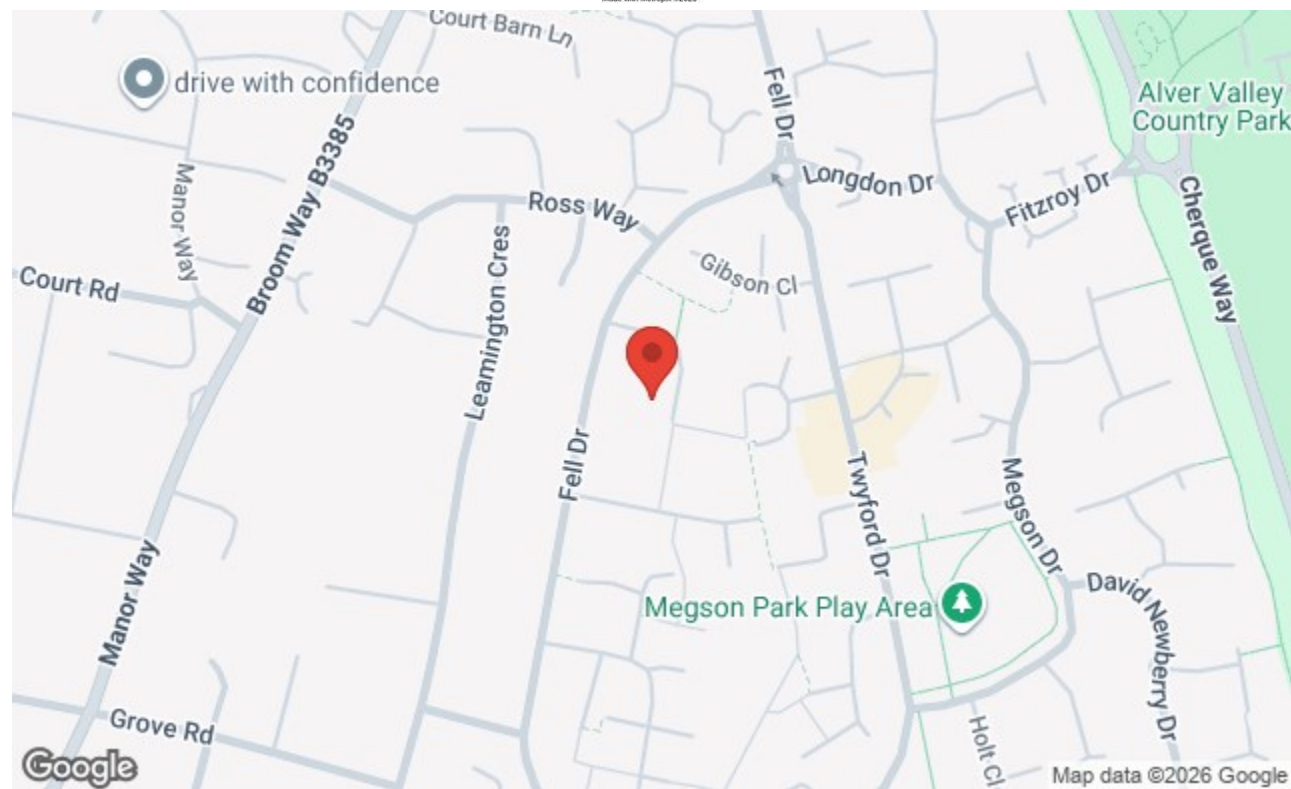
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



bernards
PROPERTY GROUP

TOTAL FLOOR AREA: 933 sq.ft. (86.7 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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FOR SALE

Asking Price £330,000

Esmonde Close, Lee-On-The-Solent PO13 8JW

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HIGHLIGHTS

- Modern three bedroom family home
- Open-plan kitchen, dining and living space
- Contemporary fitted kitchen with breakfast bar
- Conservatory with insulated roof
- Flexible work-from-home or family space
- Attractive low-maintenance rear garden
- Fitted storage to all bedrooms
- Garage in nearby block
- Popular residential location
- Close to schools, shops and Lee-on-the-Solent seafront

Situated in a popular residential location within Lee-on-the-Solent, this beautifully presented three-bedroom mid-terrace home offers stylish and contemporary living throughout, making it an ideal purchase for first-time buyers, young families or those looking for a property ready to move straight into.

The current owner has significantly improved the property during their ownership, most notably transforming the ground floor into a fantastic open-plan living space centred around a sleek modern kitchen. Designed with entertaining in mind, the spacious kitchen features a range of integrated appliances, ample worktop space and a breakfast bar, seamlessly flowing into the lounge and dining areas to create a sociable and versatile hub of the home.

To the rear, the property benefits from a conservatory with a recently upgraded insulated roof, allowing the space to be comfortably used all year round. Whether utilised as a home office, children's playroom, second reception room or simply a relaxing space overlooking the garden, it provides

valuable additional accommodation and flexibility for modern family life.

French doors lead from the conservatory onto the low-maintenance rear garden, which has been thoughtfully designed with artificial lawn and decking, creating an attractive outdoor space perfect for entertaining, family gatherings or simply enjoying the sunshine with minimal upkeep required.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from fitted storage, helping maximise space and practicality. The accommodation is completed by a modern family bathroom serving all three bedrooms.

Further benefits include gas central heating, double glazing throughout and a garage located within a nearby block, providing excellent storage or secure parking options.

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



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PROPERTY INFORMATION

FREEHOLD

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.



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			
England & Wales		EU Directive 2002/91/EC	



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