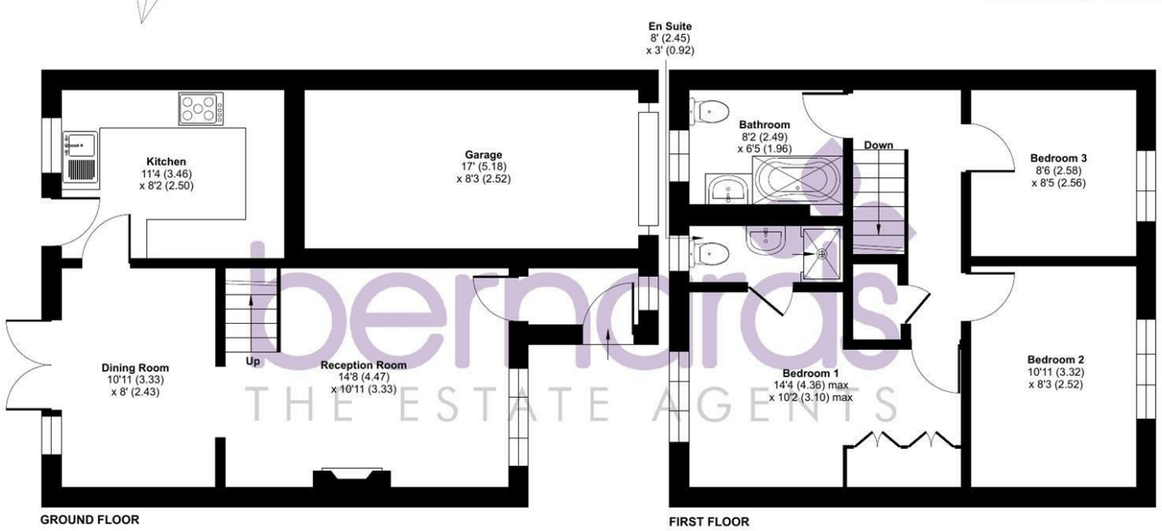
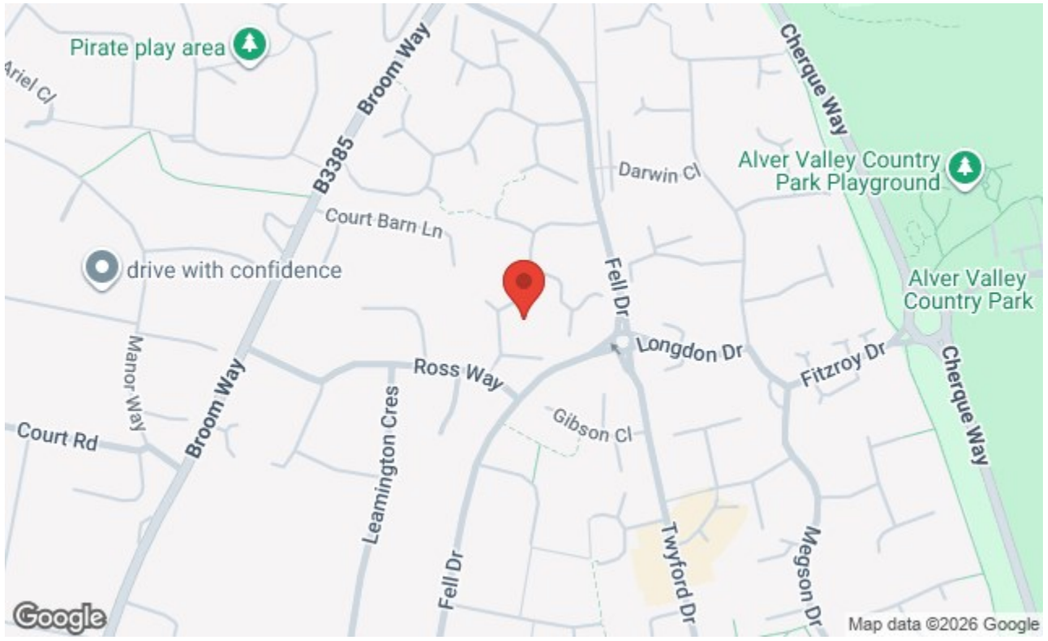
# Goldfinch Lane, Lee-on-the-Solent, PO13

Approximate Area = 834 sq ft / 77.4 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 971 sq ft / 90.1 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: 1393998




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

FOR SALE

## Offers Over £390,000

Goldfinch Lane, Lee-On-The-Solent PO13 8LN

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## HIGHLIGHTS

- DRIVEWAY PARKING
- GARAGE
- 2-BATHROOMS
- SOUGHT AFTER LOCATION
- LOUNGE DINER
- WELL DECORATED

An opportunity to purchase a 3 bedroom, 2 bathroom detached home located conveniently for access to both Lee-on-the-Solent shops and facilities plus the beach and local shops at nearby Cherque Farm. The property offers a pleasant arrangement of accommodation with a living room/diner plus modern refitted kitchen on the ground floor and integral garage and on the first floor, 3 bedrooms (1 ensuite) plus a refitted contemporary bathroom. The property has a pleasant rear garden with an approximately southerly aspect and the addition of a large drive, modified by the current owner to provide ample off-road parking. We would be delighted to organise an internal inspection.

Sitting Room: 14'7 x 11'0 (4.44m x 3.35m)

Dining Room: 11'0 x 8'0 (3.35m x 2.44m)

Kitchen: 11'3 x 8'2 (3.43m x 2.49m)

Bedroom 1: 14'3 (max) x 10'1 (4.3m x 3.07m)

Bedroom 2: 11'0 x 8'3 (3.35m x 2.51m)

Bedroom 3: 8'5 x 8'4 (2.56m x 2.54m)

Bathroom: 8'0 x 5'9 (2.44m x 1.75m)

Call today to arrange a viewing
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# PROPERTY INFORMATION

## ANTI-MONEY LAUNDERING (AML)

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

## 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!

## 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. Thank you.

## 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.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

FREEHOLD - Council Tax Band D







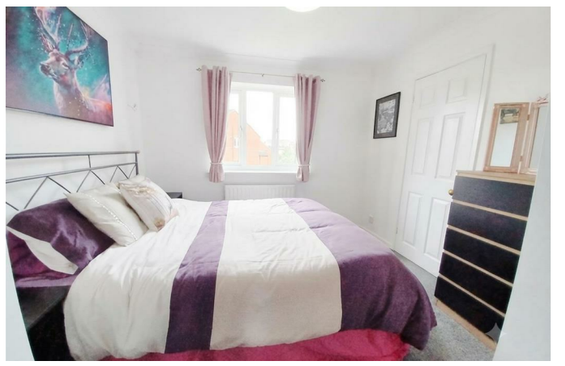


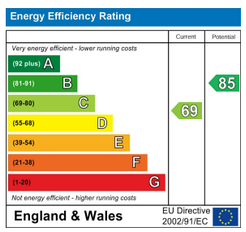













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