

Offers Over £210,000

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

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ End of Terrace House
- ◆ 3 Bedrooms
- ◆ Cloakroom
- ◆ Walking distance from beach and seafront
- ◆ Needs modernisation

Bernards Eckersley White are pleased to offer for sale this end-terrace house. Spanning an impressive 901 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen.

Each of the bedrooms is filled with natural light, creating a bright and airy feel throughout the home. The end-terrace position offers added

privacy and a sense of space, making it a desirable feature for potential buyers or renters.

Located in the picturesque coastal town of Lee-On-The-Solent, residents will enjoy easy access to local amenities, including shops, schools and recreational facilities. The nearby beach provides a perfect spot for leisurely walks and family outings.

In summary, this end-terrace house on Elmore Road presents an excellent opportunity for those looking to settle in a vibrant community, with ample living space and a welcoming environment. Do not miss the chance to make this charming property your new home.

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





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PROPERTY INFORMATION

Disclosure

Please note that the property is believed to have been built using a non standard construction method via Selleck Nicholls construction. Bernards advise that all viewers do their own research into this form of construction prior to viewing and offering.

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.

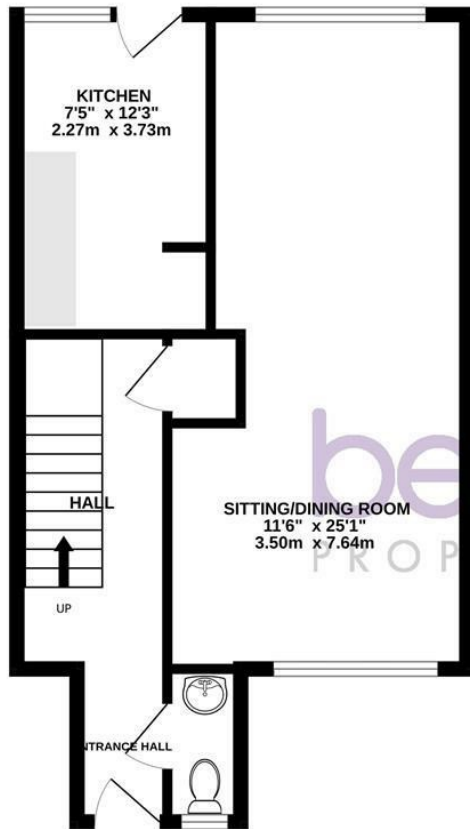
FREEHOLD - Council Tax Band B



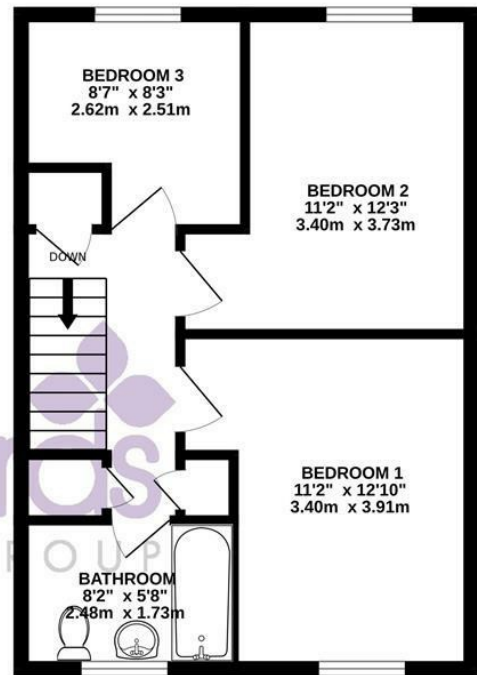
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



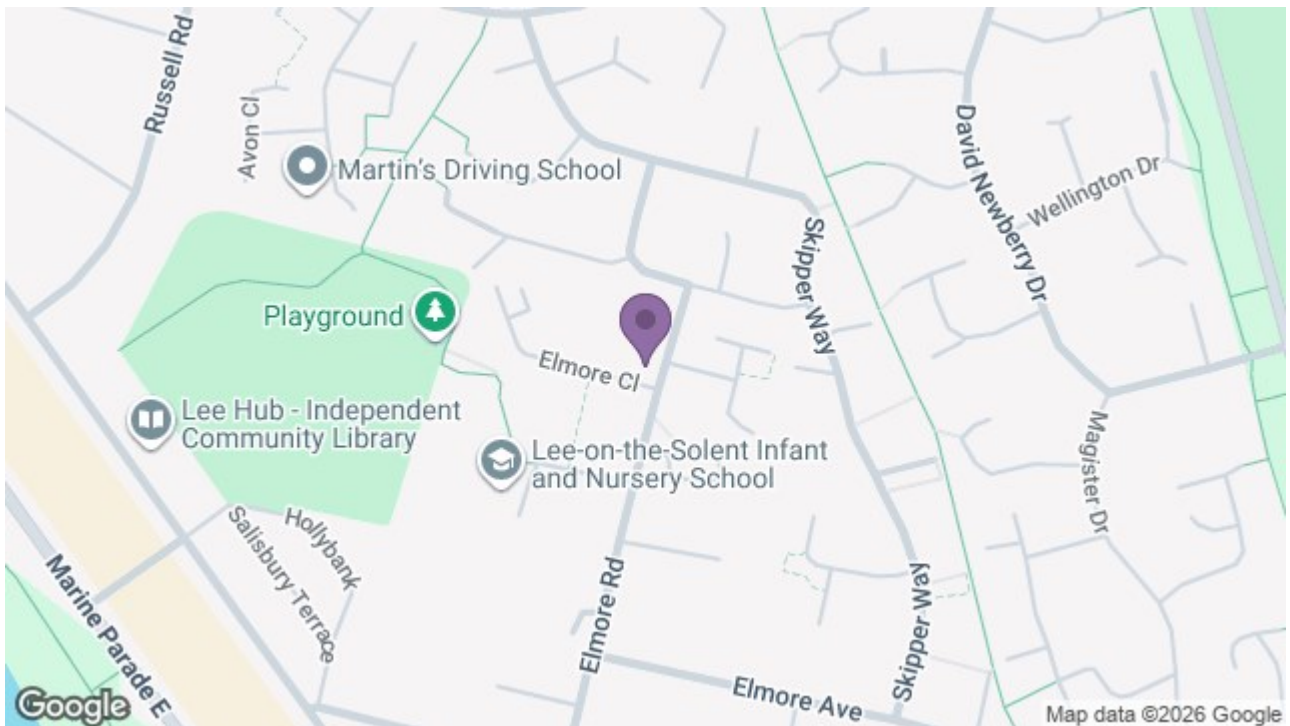
1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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