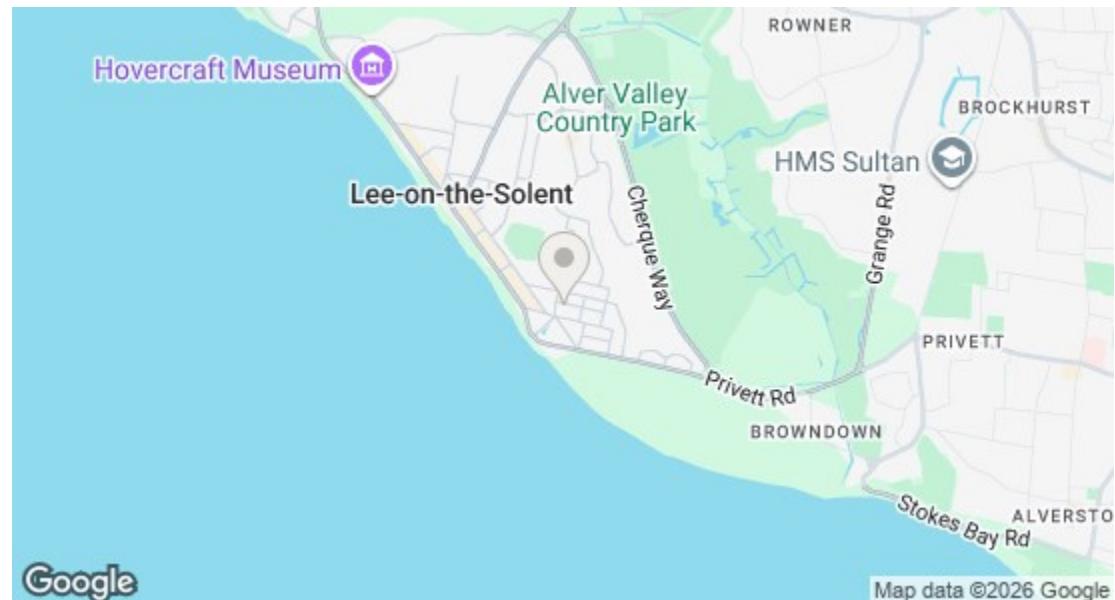




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1415906



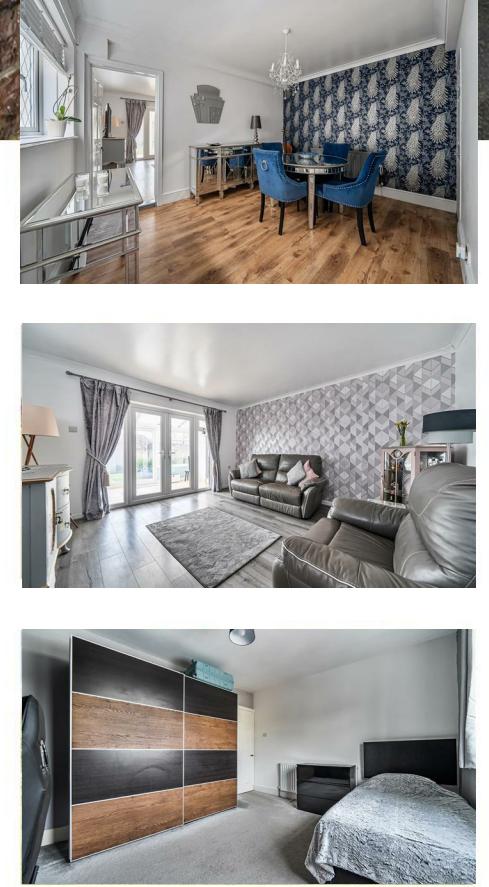
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**77 Seymour Road, Lee-On-The-Solent, Hampshire, PO13 9EQ**

3 1 3  
BEDROOMS BATHROOMS RECEPTIONS

02392 553 636



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB



## SUMMARY

Bernards Eckersley White are pleased to present this delightful end-terrace house on Seymour Road which offers a perfect blend of comfort and convenience. Spanning an impressive 1,206 square feet, the property boasts 3 spacious reception rooms, providing ample space for both relaxation and entertaining.

The house features 3 well-appointed bedrooms, ideal for families or those seeking extra space for guests or a home office. The spacious family bathroom is thoughtfully designed with bath and double shower, catering to the needs of modern living. The stylish fitted kitchen boasts having integrated appliances and ample storage space!

One of the standout features of this property is the off street parking which can accommodate a large vehicle or two smaller vehicles! A rare find in such a desirable location. With the added extra of on street parking on top of this you and your guests will have no trouble finding a place to park.

With its proximity to local amenities and the beautiful coastline, this home is perfect for those who appreciate a vibrant community and the joys of seaside living. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after area.

Do not miss the chance to make this lovely house your new home.



### 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

