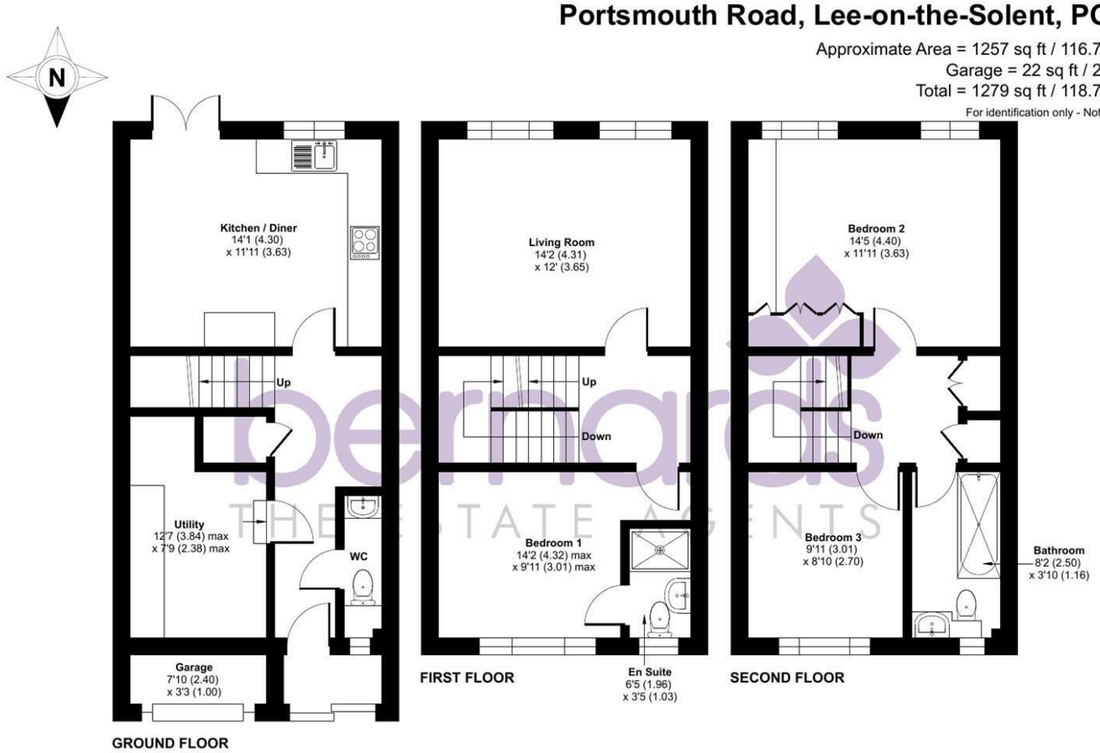
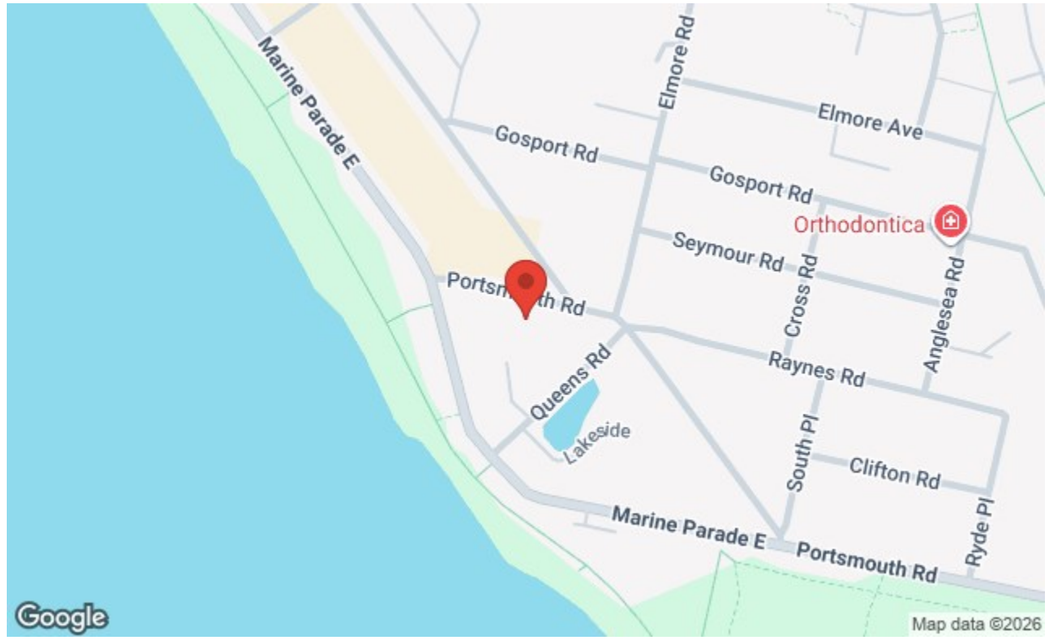
Portsmouth Road, Lee-on-the-Solent, PO13

Approximate Area = 1257 sq ft / 116.7 sq m
Garage = 22 sq ft / 2 sq m
Total = 1279 sq ft / 118.7 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1495361



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

FOR SALE

Asking Price £350,000

Portsmouth Road, Lee-On-The-Solent PO13 9AA

bernards THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- Three-bedroom townhouse just yards from Lee-on-the-Solent seafront
- Sea views from the living room and two bedrooms
- Modern fitted kitchen with integrated appliances (circa 2019)
- Principal bedroom with en-suite shower room
- Family bathroom and downstairs WC replaced circa 4 years ago
- Utility room/workshop and integral garage
- Enclosed rear garden with rear access
- Rear elevation re-clad with new lintels installed in 2026
- Driveway parking for 4 vehicles and electric garage door
- Walking distance to High Street shops, restaurants and schools

PARKING FOR 4 VEHICLES
Bernards Estate Agents are delighted to offer for sale this near 1300sq ft! well-presented three-bedroom townhouse, ideally situated just a few yards from Lee-on-the-Solent seafront and enjoying sea views.

The property is conveniently located within walking distance of the High Street's shops, restaurants and local schools, making it an excellent choice for families and those seeking a coastal lifestyle.

The accommodation benefits from replacement double glazing and gas central heating via a serviced combi boiler. The ground floor comprises a modern cloakroom/WC, utility room/workshop and a fitted kitchen installed in circa 2019 with integrated appliances.

On the first floor is a spacious living room with partial sea views and the principal bedroom with en-suite shower room. The top floor offers two further good-sized bedrooms, both enjoying sea views, together with a family bathroom replaced approximately four years ago.

Externally, there is an enclosed rear garden which is not overlooked, with a garden shed, outside tap and rear access gate. The rear of the property was re-clad in 2026 and new lintels installed. To the front, a driveway provides off-road parking and leads to the garage, which benefits from an electric door fitted approximately three years ago.

Early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN/DINER
14'1" x 11'10" (4.30 x 3.63)

UTILITY ROOM
12'7" x 7'9" (3.84 x 2.38)

FIRST FLOOR LANDING

BEDROOM ONE
14'2" (max) x 9'10" (max) (4.32 (max) x 3.01 (max))

ENSUITE
6'5" x 3'4" (1.96 x 1.03)

LIVING ROOM
14'1" x 11'11" (4.31 x 3.65)

SECOND FLOOR LANDING

BEDROOM TWO
14'5" x 11'10" (4.40 x 3.63)

BEDROOM THREE
9'10" x 8'10" (3.01 x 2.70)

BATHROOM
8'2" x 3'9" (2.50 x 1.16)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY

GARAGE
7'10" x 3'3" (2.40 x 1.00)

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 D







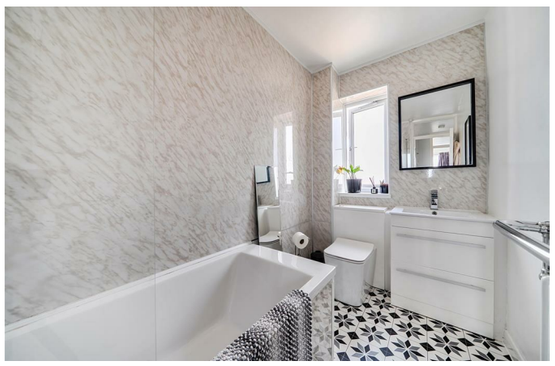


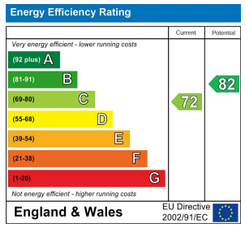












Scan here to see all our properties for sale and rent

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www.bernardsestates.co.uk