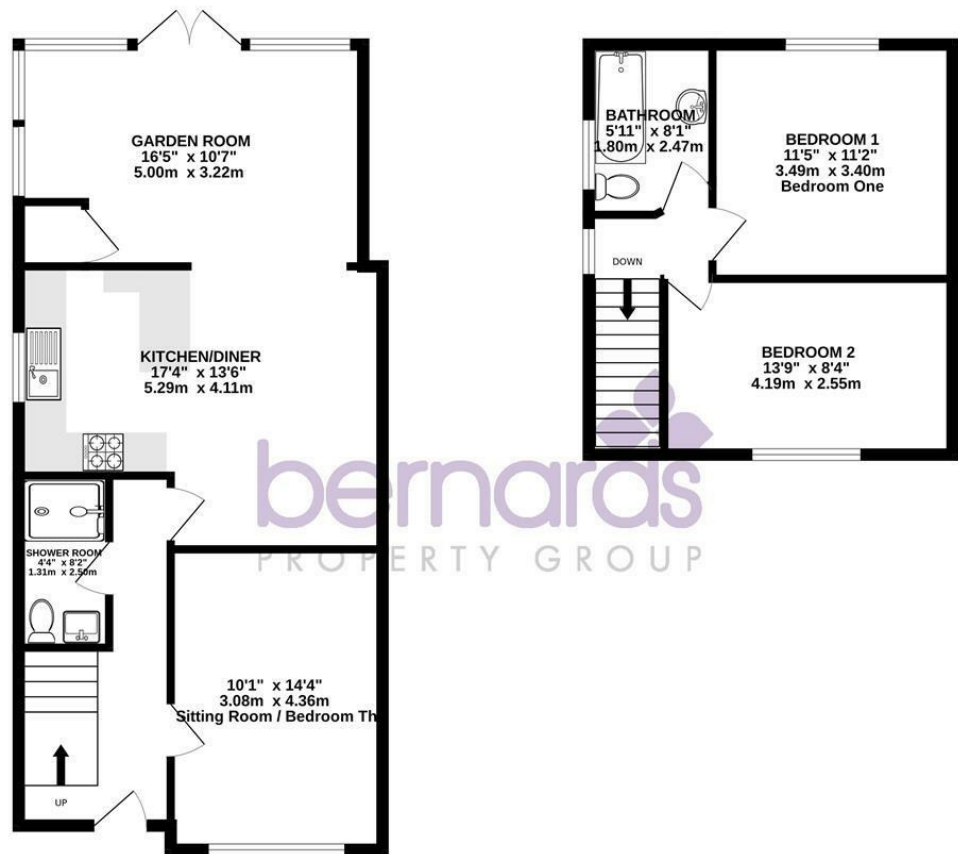


GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



bernards
PROPERTY GROUP

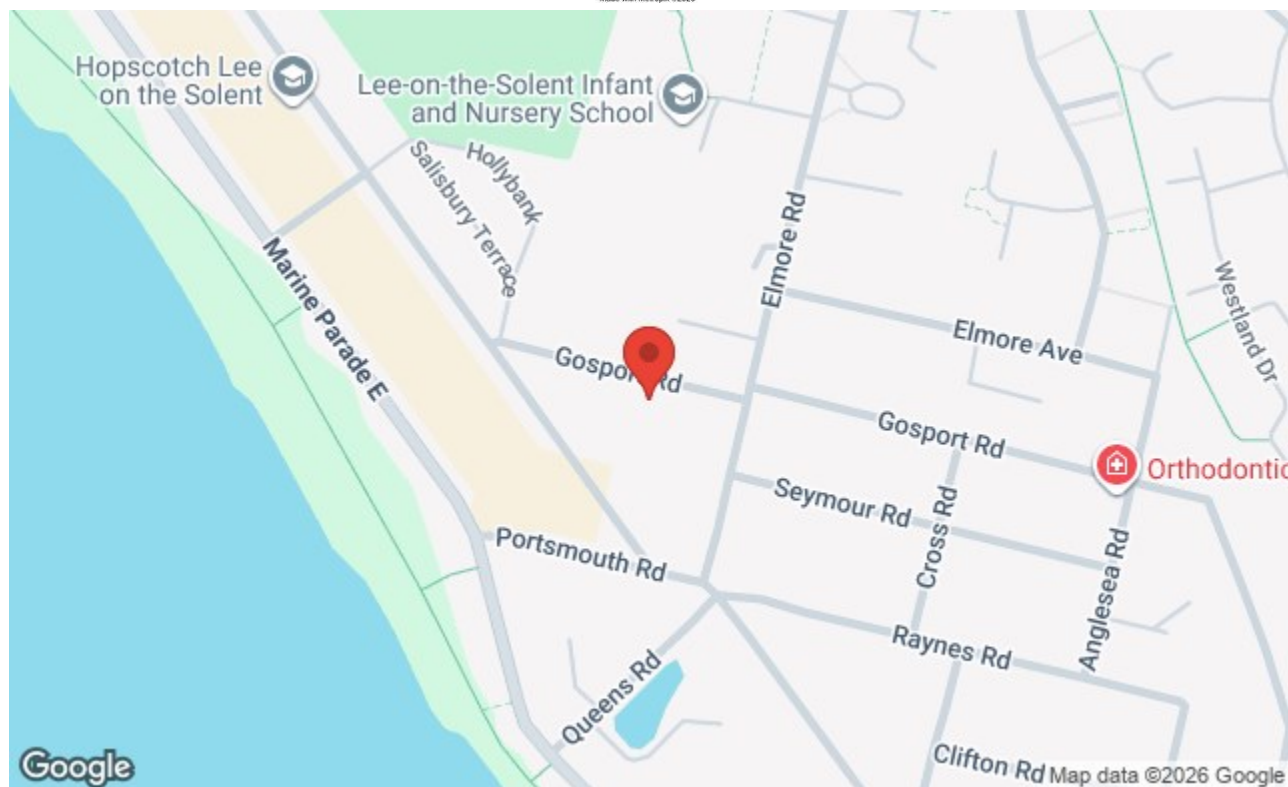
TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

Guide Price £350,000

Gosport Road, Lee-On-The-Solent PO13 9DP

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3 2 3

HIGHLIGHTS

- Short walk to Lee-on-the-Solent High Street, seafront and local primary school
- Spacious open plan kitchen, dining and living area to the rear
- Recently refitted modern kitchen with integrated appliances
- Patio doors opening directly onto the rear garden
- Versatile front reception room / ground floor third double bedroom
- Contemporary downstairs shower room
- Two further double bedrooms upstairs
- Modern family bathroom with bath
- Driveway parking for up to four cars plus single garage (rare for the area)
- South-facing, low maintenance rear garden with decking area

A well-presented and deceptively spacious home, ideally positioned along Gosport Road, just a short walk from the High Street, local primary school and the popular Lee-on-the-Solent seafront.

This attractive property offers a fantastic blend of modern living and versatile accommodation, perfectly suited to a range of buyers.

The real centrepiece of the home is found at the rear of the ground floor, where a superb open-plan kitchen, dining and living space has been thoughtfully created. The kitchen has been recently refitted in a sleek, contemporary style and comes complete with integrated appliances. There is ample room for a large dining table and generous seating area, making it an ideal space for both everyday living and entertaining. Patio doors open directly onto the rear garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living.

To the front of the property, there is a separate reception room with a bay window, currently utilised

as a ground floor third double bedroom, offering excellent flexibility depending on your needs. A modern downstairs shower room completes the ground floor accommodation.

Upstairs, the property continues to impress with two well-proportioned double bedrooms and a stylish family bathroom fitted with a bath.

Externally, the home benefits from a substantial driveway providing off-road parking for up to four vehicles, in addition to a single garage, an increasingly rare feature so close to the centre of Lee-on-the-Solent. To the rear, the south-facing garden has been designed with ease of maintenance in mind, featuring a large decking area ideal for outdoor dining and the remainder laid to shingle.

Overall, the property is presented in good condition throughout and is ready for a new owner to move straight in and enjoy, with the added benefit of a highly convenient and sought-after location.

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



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PROPERTY INFORMATION

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.

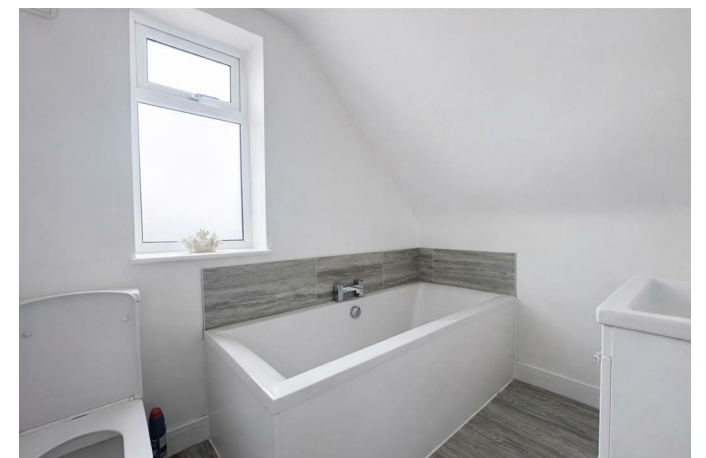
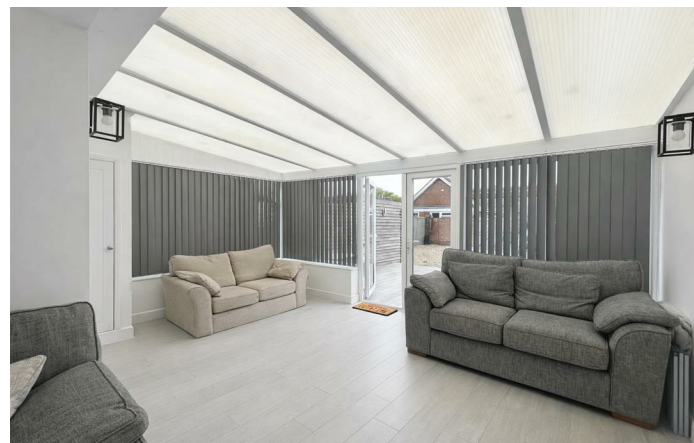
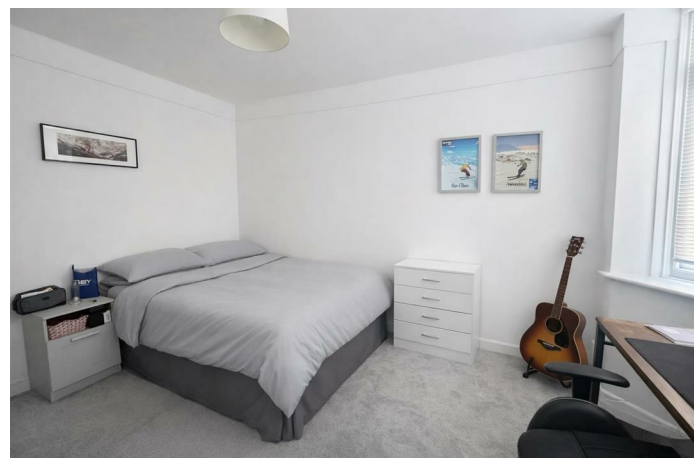
DISCLAIMER STATEMENT

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



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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