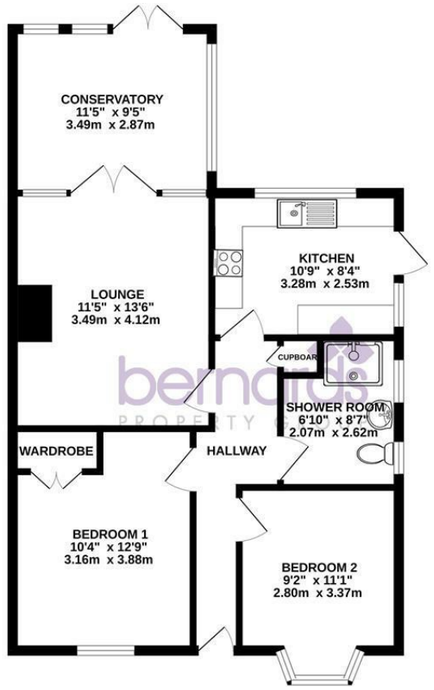
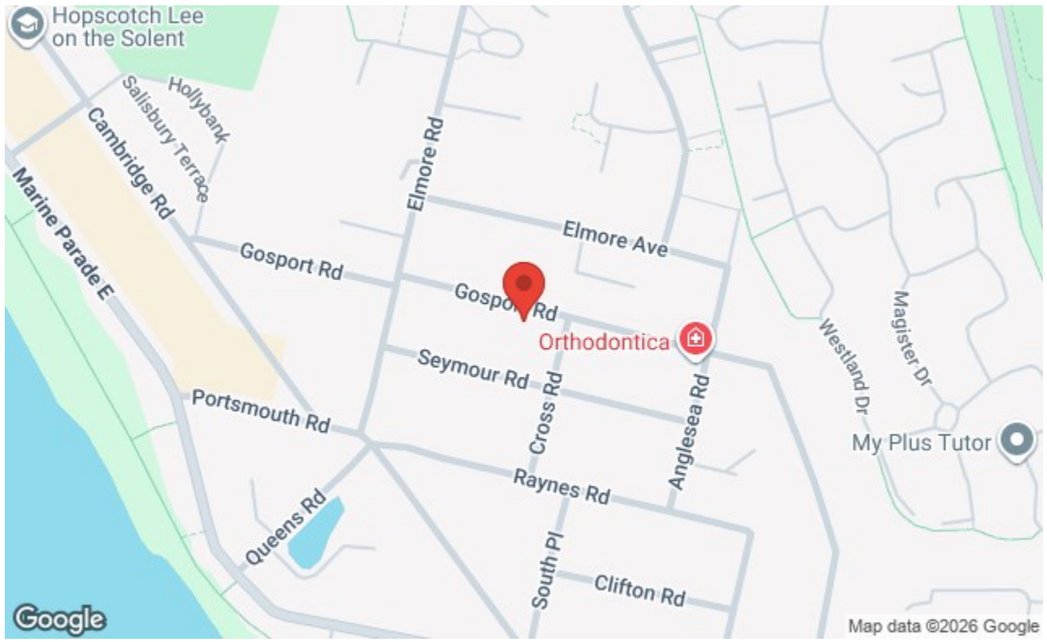
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £335,000

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

bernards THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- Two double bedrooms
- Semi-detached bungalow
- Walking distance beach & seafront
- Close to High Street shops and bus routes
- Double glazing and gas central heating
- Spacious garage with workshop area
- Good-sized living room with doors to conservatory
- Good-sized fitted kitchen
- Modern Shower Room with Karndean flooring
- South-facing Rear Garden

This well-presented two-bedroom semi-detached bungalow is ideally situated in the sought-after coastal area of Lee-on-the-Solent, within easy walking distance of the beach, High Street shops and local bus routes.

The property offers well-planned accommodation all on one level and benefits from double glazing and gas central heating. There are two good-sized double bedrooms, a modern shower room, a spacious living room with doors opening into a conservatory overlooking the rear garden, and a good-sized kitchen.

Outside, the attractive, south-facing, rear garden offers a good degree of privacy and is not overlooked to the rear. A particular benefit is the spacious garage, which includes a useful workshop area and benefits from both light and power, making it ideal for storage, hobbies or additional workspace.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
10'9 x 8'4 (3.28m x 2.54m)

LIVING ROOM
13'6 x 11'7 (4.11m x 3.53m)

CONSERVATORY
11'5 x 9'5 (3.48m x 2.87m)

BEDROOM ONE
12'9 x 10'4 (3.89m x 3.15m)

BEDROOM TWO
11'2 x 8'4 (3.40m x 2.54m)

SHOWER ROOM
7'7 x 7'6 (2.31m x 2.29m)

OUTSIDE

ENCLOSED REAR GARDEN

DETACHED GARAGE
21'6 x 9'8 (6.55m x 2.95m)

FREEHOLD - COUNCIL TAX BAND C

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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!

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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.

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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.

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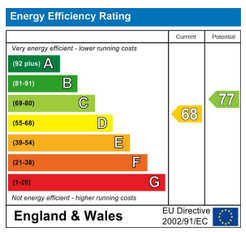












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