



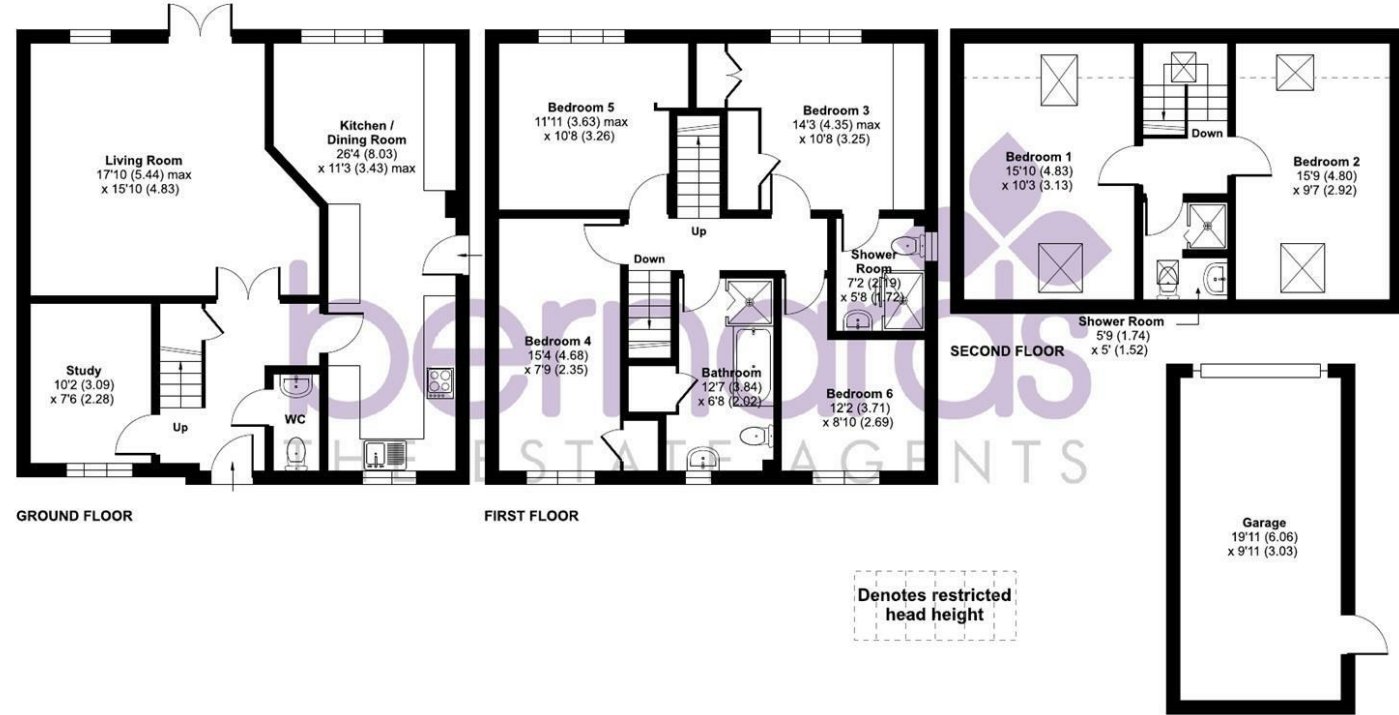
Offers Over £525,000



Magister Drive, Lee-On-The-Solent PO13 8GE

### Magister Drive, Lee-on-the-Solent, PO13

Approximate Area = 1750 sq ft / 162.5 sq m  
Limited Use Area(s) = 43 sq ft / 3.9 sq m  
Garage = 198 sq ft / 18.3 sq m  
Total = 1991 sq ft / 184.7 sq m  
For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1373541



### HIGHLIGHTS

- Detached House
- 6 Bedrooms
- 3 Bathrooms + Cloakroom
- Contemporary Kitchen
- Sought after area
- Garage
- Parking
- Garden
- Spacious accommodation
- Study

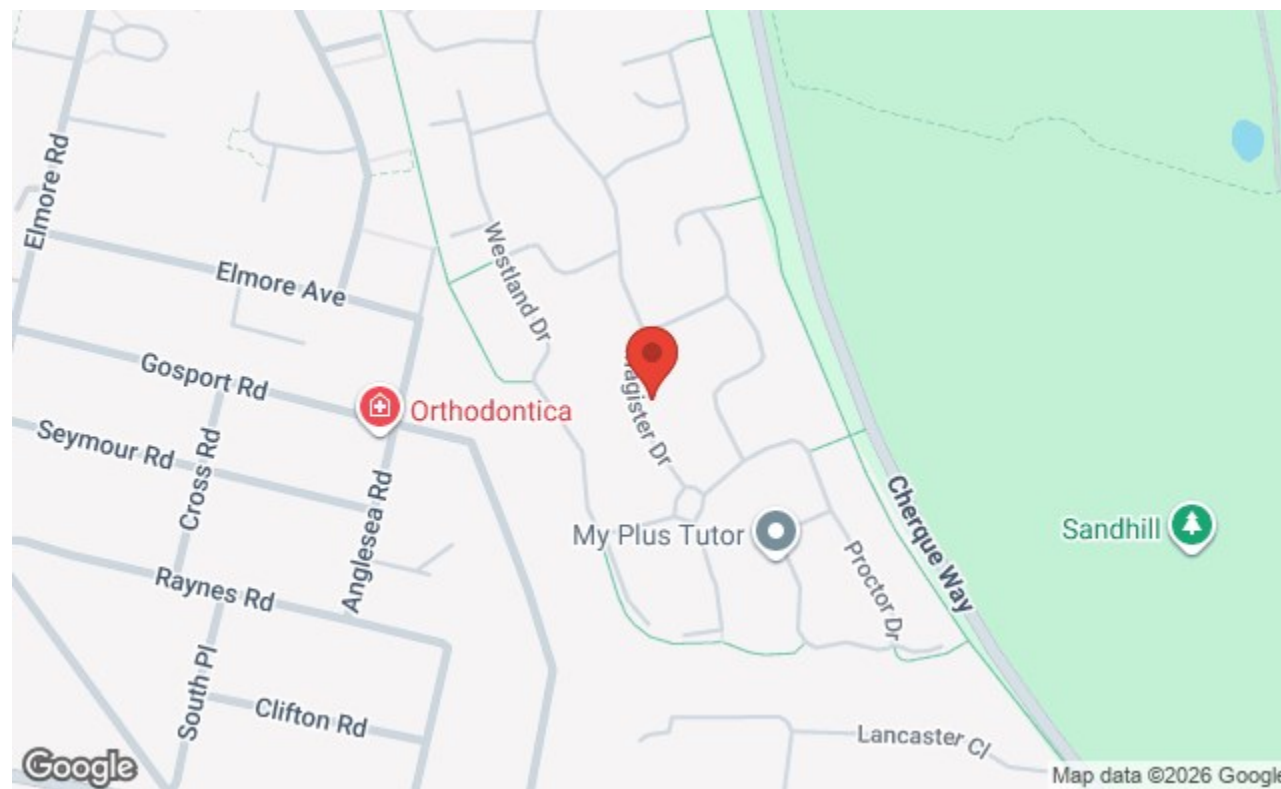
Nestled in the Cherque Farm area of Lee-On-The-Solent, this impressive detached house on Magister Drive offers a perfect blend of space and comfort for family living. Spanning an expansive 1,991 square feet, the property boasts an inviting layout that includes three well-appointed reception rooms and a garden, ideal for both entertaining guests and enjoying quiet family evenings.

There is a contemporary fitted gloss kitchen with integrated ovens and microwave together with six generously sized bedrooms. This home provides ample accommodation including a garage and parking for larger families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience for all,

making morning routines and evening unwinding a breeze.

The location itself is a significant draw, with Lee-On-The-Solent known for its picturesque coastal views and vibrant community atmosphere. Residents can enjoy nearby amenities, including shops, schools, and recreational facilities, all within easy reach.

This property presents a wonderful opportunity for those looking to settle in a desirable area, offering both comfort and practicality in a well-designed home. Whether you are a growing family or simply in search of a spacious retreat, this house on Magister Drive is sure to meet your needs and exceed your expectations.



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



Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**TENURE - FREEHOLD**  
**FREEHOLD - Council Tax Band F**  
**COUNCIL TAX BAND F**

**OFFER CHECK PROCEDURE**  
 If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**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 Bernard's 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.

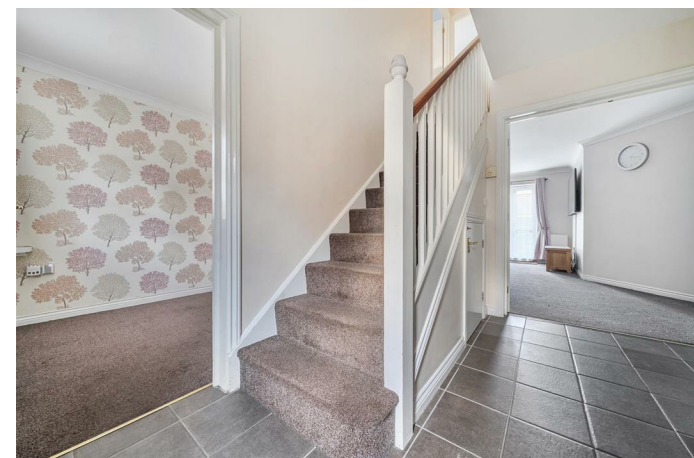
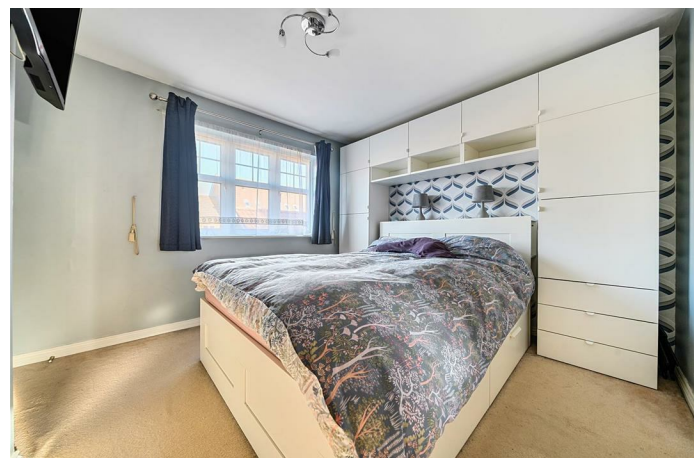
**AML - ANTI MONEY LAUNDERING PROCEDURE**  
 We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy

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!

**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.



Energy Efficiency Rating	
Current	Potential
78	85

Very energy efficient - lower running costs  
 (92-100) 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

EU Directive 2002/91/EC  
 England & Wales



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