



Offers Over £460,000

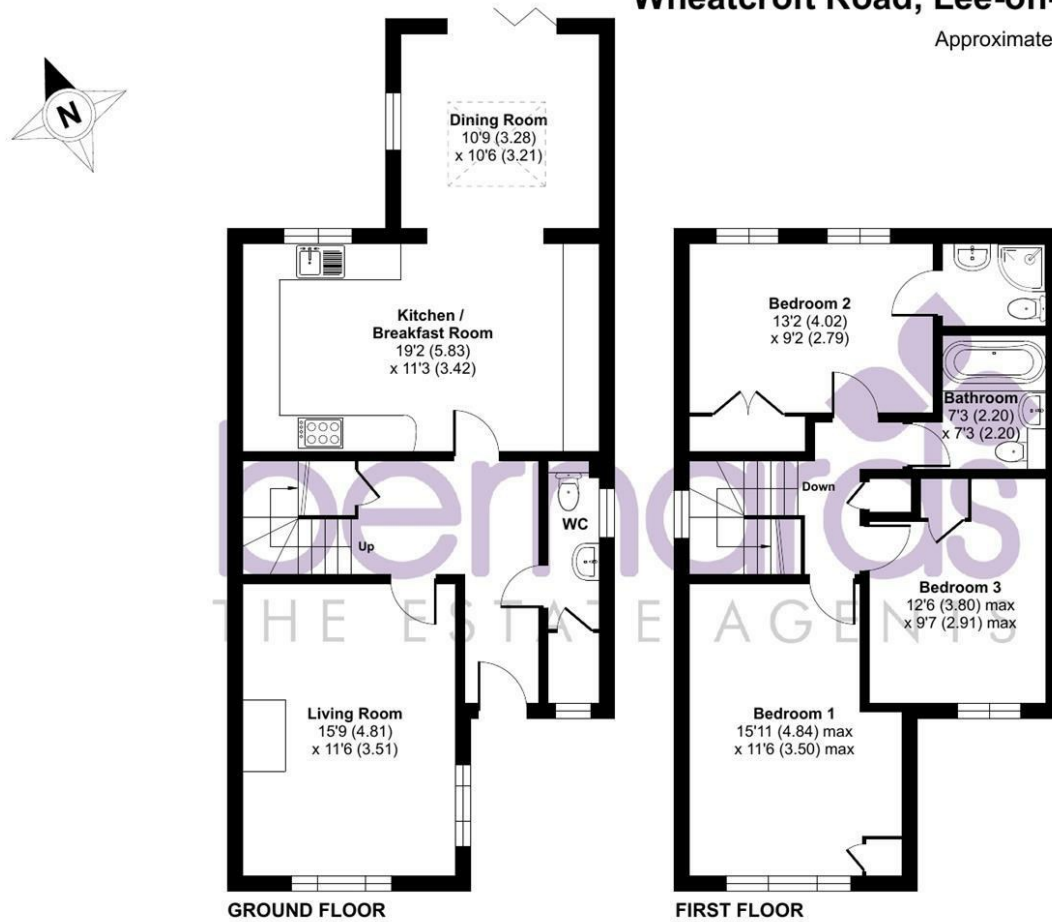
Wheatcroft Road, Lee-On-The-Solent PO13 8HY

**bernards**  
THE ESTATE AGENTS

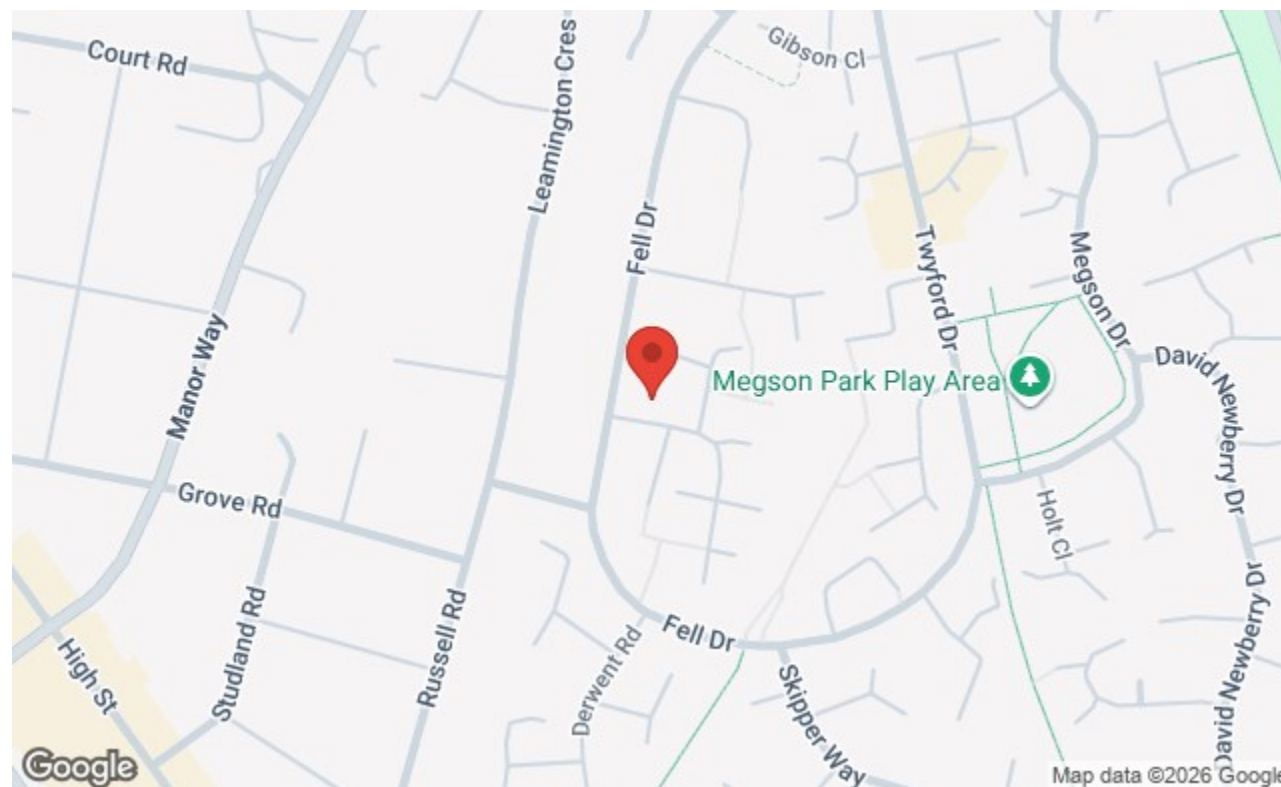


Wheatcroft Road, Lee-on-the-Solent, PO13

Approximate Area = 1294 sq ft / 120.2 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1327965



## HIGHLIGHTS

- ❖ Detached House
- ❖ 3 Double Bedrooms
- ❖ 2 Bathrooms
- ❖ Large Modern Kitchen
- ❖ Low Maintenance Garden
- ❖ Off-Road Parking



Bernards Eckersley White are pleased to offer for sale this delightful detached house on Wheatcroft Road which offers a perfect blend of comfort and style. Spanning an impressive 1,259 square feet, the property boasts 2 spacious reception rooms, ideal for both relaxation and entertaining guests.

The home features 3 well-proportioned bedrooms, providing ample space for family living or accommodating visitors. With 2 modern bathrooms, convenience is

at your fingertips, ensuring that morning routines and evening unwinding are both effortless and enjoyable.

The surrounding area is known for its picturesque coastal views and vibrant community, making it an excellent choice for those seeking a tranquil yet engaging lifestyle. Whether you are looking to enjoy leisurely walks along the seafront or partake in local amenities, this property is perfectly situated to take advantage of all that Lee-On-The-Solent has to offer.

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](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## TENURE - FREEHOLD

FREEHOLD - COUNCIL TAX  
BAND: D

## COUNCIL TAX BAND D

## 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.

## 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.

## 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

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
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		
EU Directive 2002/91/EC		
England & Wales		

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