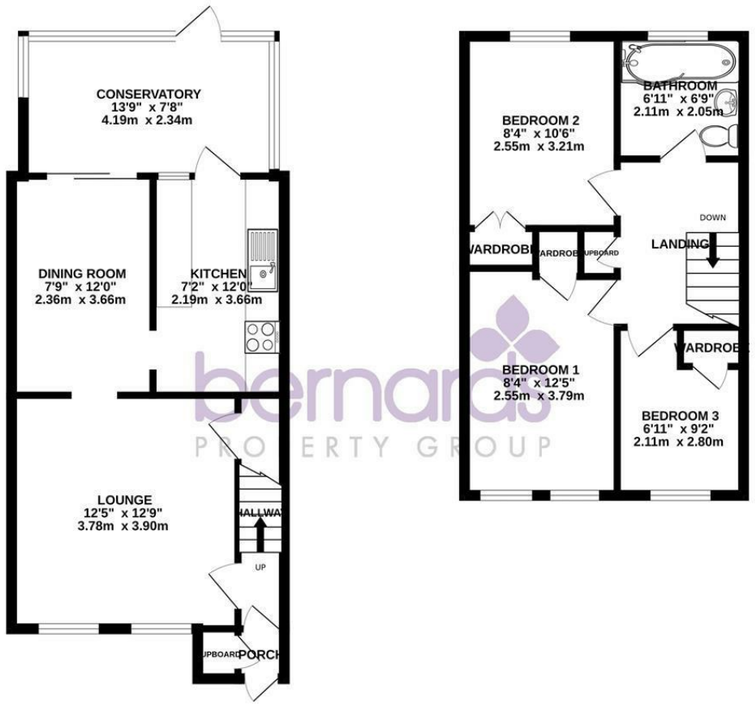
GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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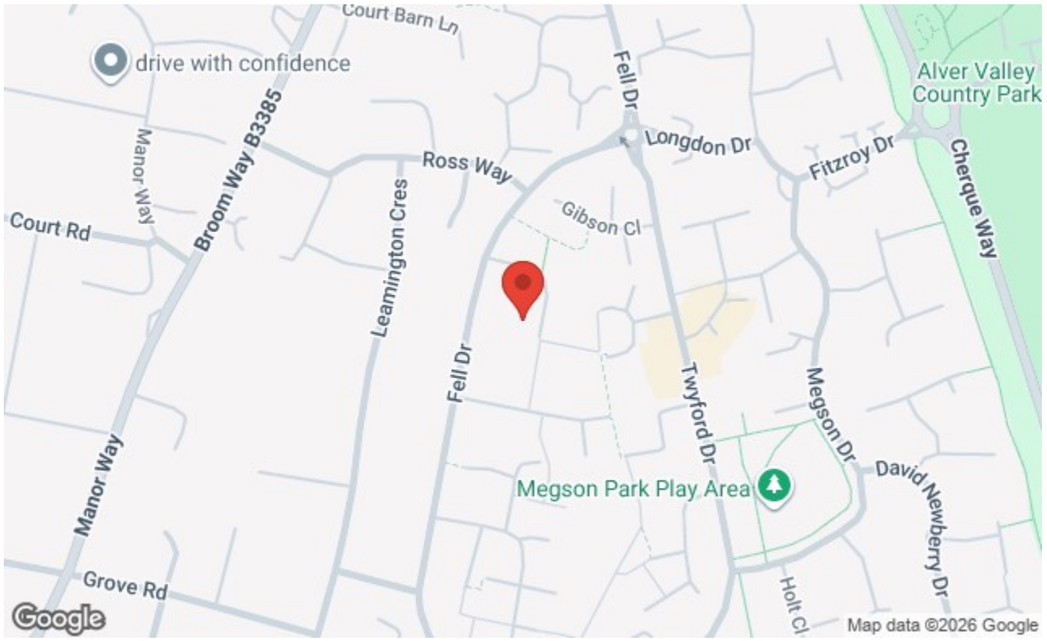

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Asking Price £269,995

Esmonde Close, Lee-On-The-Solent PO13 8JW

bernards
THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- Three-bedroom house
- Garage
- Popular Lee-on-the-Solent location
- No onward chain
- Close to High Street & seafront
- Within easy reach of local schools
- Close to Lee Recreation Ground
- Separate dining room
- Conservatory
- Traffic-free frontage

THREE-BEDROOM HOUSE WITH GARAGE & NO ONWARD CHAIN

Situated in the popular coastal town of Lee-on-the-Solent, this well-positioned three-bedroom house is offered for sale with no onward chain and benefits from a garage and traffic-free frontage. The property is ideally located close to Lee-on-the-Solent High Street, seafront, local schools and Lee Recreation Ground, which is perfect for dog walkers and those looking to enjoy the outdoors.

The ground floor comprises a good-sized living room, separate dining room, fitted kitchen and conservatory, providing a useful additional reception space with access to the enclosed rear garden. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, garage and traffic-free frontage. With its convenient location, generous accommodation and no onward chain, this is an excellent opportunity for those looking to purchase a family home in a popular Lee-on-the-Solent location.

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PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM
12'9 x 12'5 (3.89m x 3.78m)

DINING ROOM
12'0 x 7'9 (3.66m x 2.36m)

CONSERVATORY
13'9 x 7'8 (4.19m x 2.34m)

KITCHEN
9'8 x 7'2 (2.95m x 2.18m)

LANDING

BEDROOM ONE
12'10 x 8'4 (3.91m x 2.54m)

BEDROOM TWO
10'7 x 9'6 (3.23m x 2.90m)

BEDROOM THREE
9'2 x 7'3 (2.79m x 2.21m)

BATHROOM
6'9 x 6'1 (2.06m x 1.85m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

FREEHOLD - COUNCIL TAX BAND C

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.

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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.

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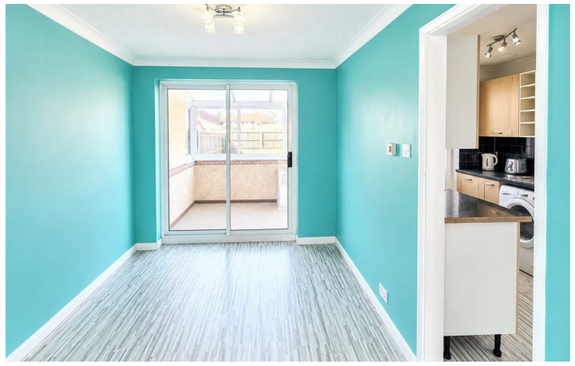

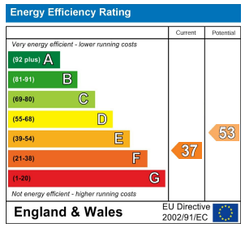

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