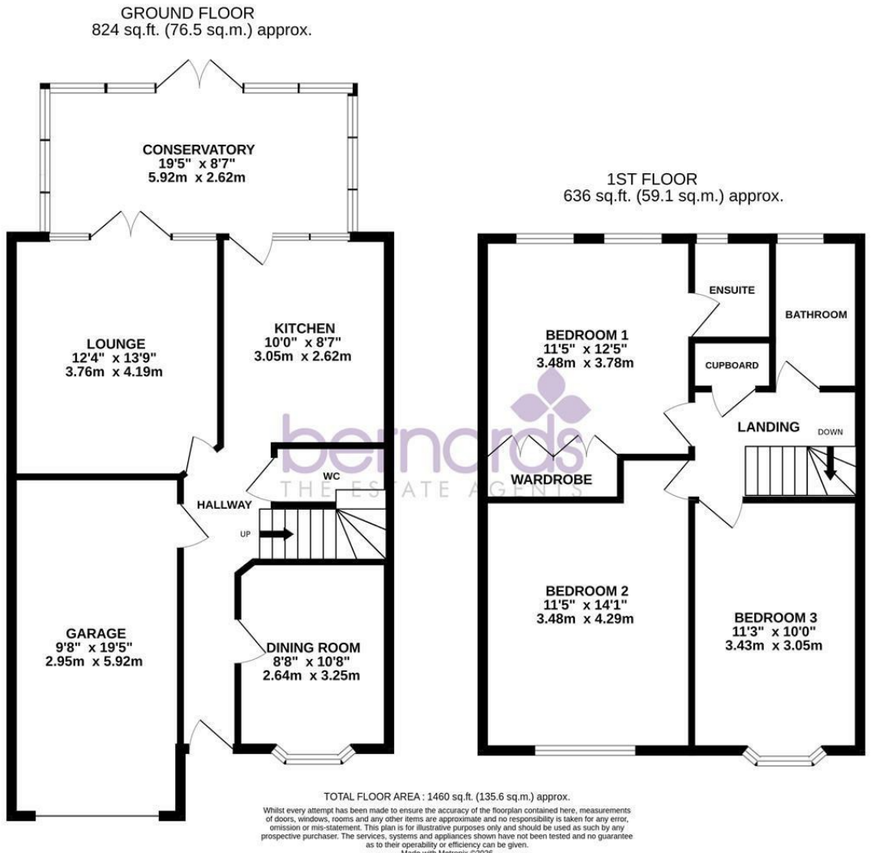
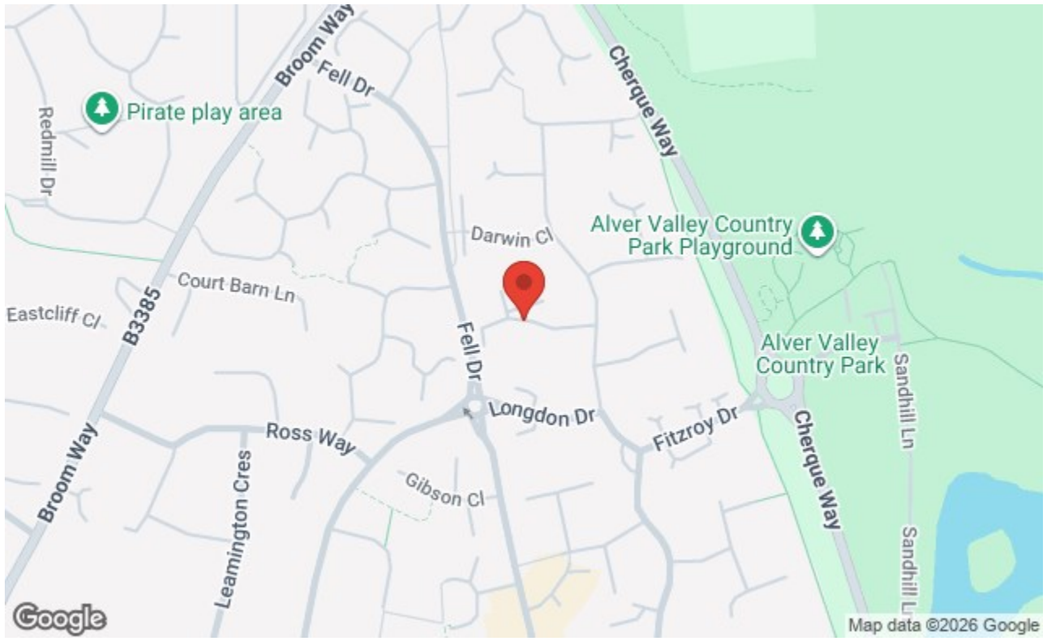




118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £475,000

Usborne Close, Lee-On-The-Solent PO13 8NA

bernards THE ESTATE AGENTS

3 2 3

HIGHLIGHTS

- IMMACULATELY PRESENTED
- GARAGE
- LOW MAINTENANCE GARDEN
- AMPLE PARKING
- HIGHLY SOUGHT AFTER LOCATION
- DOUBLE BEDROOMS
- DINING ROOM
- LARGE CONSERVATORY
- PERFECT FOR UPSIZING FAMILIES
- TWO BATHROOMS

Situated in the desirable Usborne Close, Lee-On-The-Solent, this stunning detached house offers a perfect blend of modern living and comfort. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying family time. The three double bedrooms provide ample space for relaxation, while the two contemporary bathrooms ensure convenience for all.

The interior of the home boasts show home quality, featuring stylish Karndean flooring through areas of the ground floor, which adds a touch of elegance and practicality. The modern design is evident in every corner, making it a delightful space to call home.

For those with vehicles, the property offers generous parking facilities, accommodating up to four vehicles on the driveway, along with a garage for additional storage or parking needs. This is a rare find in such a sought-after location.

Situated in a great area, this home is not only a sanctuary but also provides easy access to local amenities and the beautiful coastline of Lee-On-The-Solent. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Do not miss the opportunity to make this exquisite house your new home.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

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.

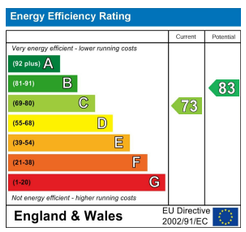
DISCLAIMER STATEMENT

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 E



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