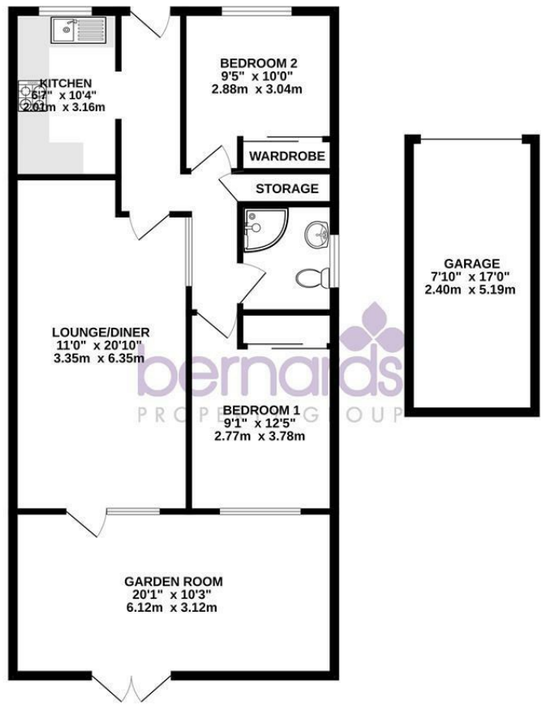
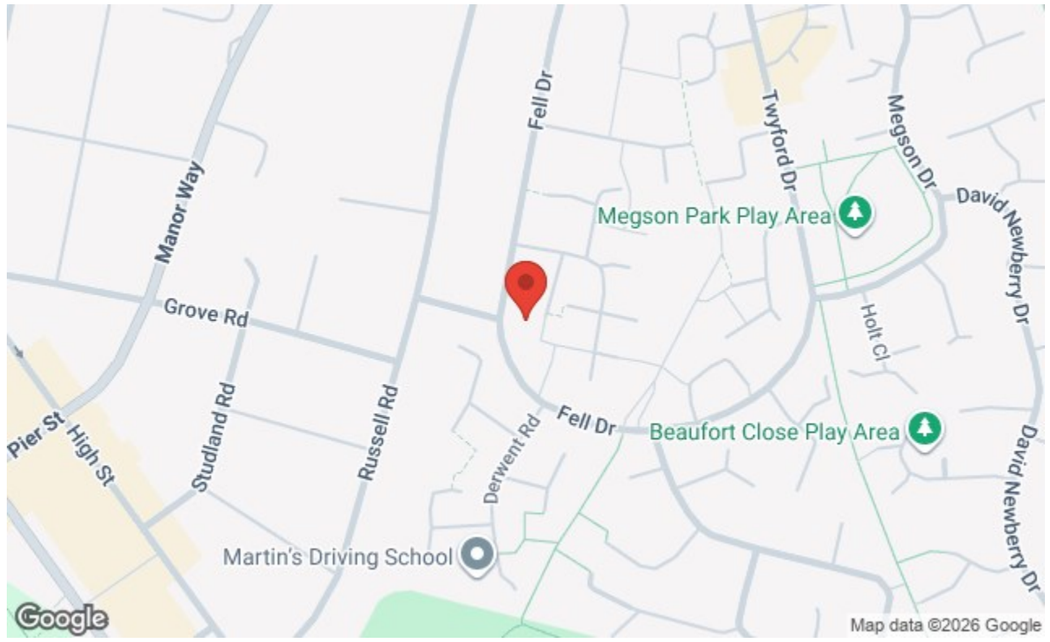
GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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 £340,000

Fell Drive, Lee-On-The-Solent PO13 8HP

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HIGHLIGHTS

- Well-presented two-bedroom semi-detached bungalow
- Central Lee-on-the-Solent location
- Spacious 20ft lounge/dining room
- Bright conservatory
- Modern kitchen and shower room
- Fitted wardrobes to both bedrooms
- Landscaped, low-maintenance rear garden
- Garage in a nearby block
- Bus stop directly opposite
- Walking distance to the seafront, High Street and local amenities

Situated in the heart of the ever-popular coastal village of Lee-on-the-Solent, this well-presented two-bedroom semi-detached bungalow offers spacious, well-maintained accommodation, a bright conservatory, landscaped rear garden and garage, all within easy walking distance of the seafront, High Street and local amenities.

The accommodation comprises a welcoming entrance hall, two generous double bedrooms, both benefitting from fitted wardrobes, a contemporary shower room and a modern fitted kitchen with a range of shaker-style units and access to the rear garden.

The spacious lounge/dining room extends over 20ft in length, providing plenty of room for both relaxing and entertaining before opening into the conservatory. Flooded with natural light and overlooking the garden, this versatile space offers an excellent additional reception room that can be enjoyed throughout the year.

Outside, the rear garden has been designed with low maintenance in mind, featuring attractive paving, decorative shingle and established planting. A timber shed benefits from power, having previously been used to charge a mobility scooter, making it a practical addition for storage or hobbies.

The property also benefits from a garage located in a nearby block. While there is no allocated parking directly outside, a bus stop is conveniently situated opposite the property, providing excellent transport links to Lee-on-the-Solent, Gosport and Fareham.

Beautifully presented throughout and ready to move straight into, this is an ideal home for those looking to downsize, retire or simply enjoy single-storey living in a highly sought-after coastal location.

Call today to arrange a viewing
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PROPERTY INFORMATION

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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.

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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!

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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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.

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FREEHOLD - Council Tax Band C









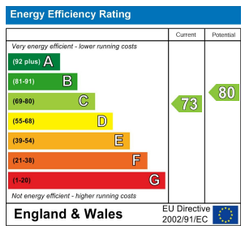












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