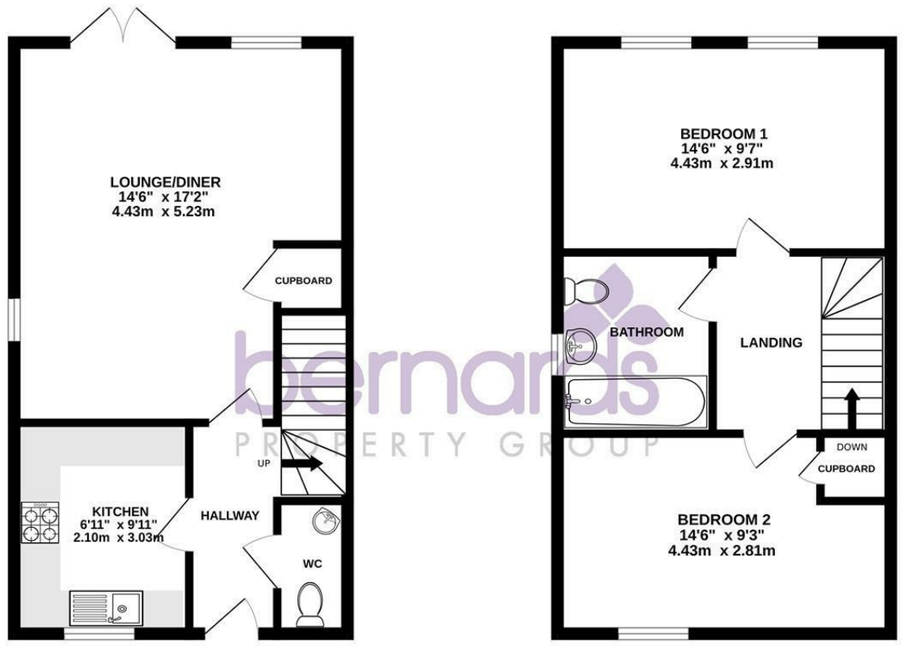
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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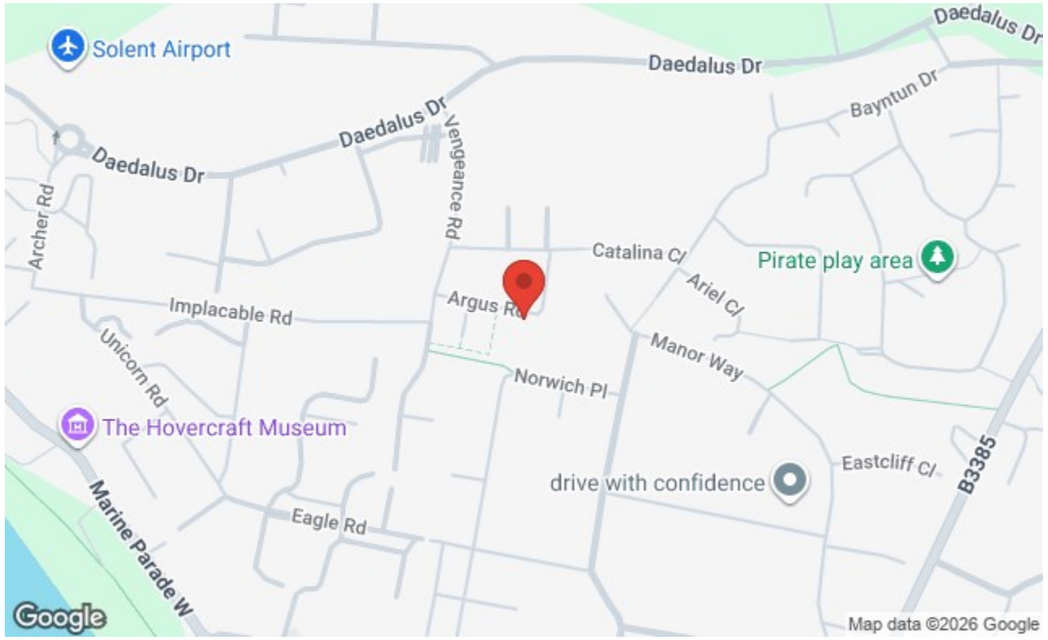


118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £325,000

Argus Road, Lee-On-The-Solent PO13 9GF

bernards THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TWO DOUBLE BEDROOMS
- BUILT IN 2020
- MODERN & STYLISH DECOR
- SOUTH FACING GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS
- DOWNSTAIRS WC
- GENEROUS SIZE GARDEN
- SEMI DETACHED

Situated in the charming area of Lee-On-The-Solent, this nearly new semi-detached house on Argus Road offers a delightful blend of modern living and comfort. Built in 2020, the property boasts a fresh and contemporary design, making it an ideal choice for those seeking a home that requires minimal upkeep.

Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both couples and small families. The bathroom is modern and stylish, equipped with all the necessary amenities to ensure comfort and convenience.

One of the standout features of this property is the parking spaces available for two vehicles, a rare find in many urban settings. This added convenience is sure to appeal to those with multiple cars or visitors.

Overall, this semi-detached house on Argus Road is a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern features, ample living space, and convenient parking, it is a property that truly deserves your attention. Don't miss the chance to make this lovely house your new home.

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

PROPERTY INFORMATION

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!

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.

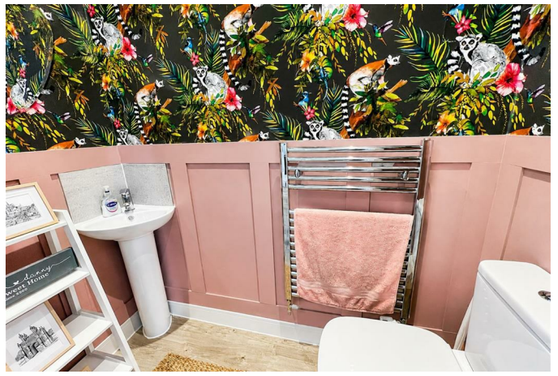
DISCLAIMER STATEMENT

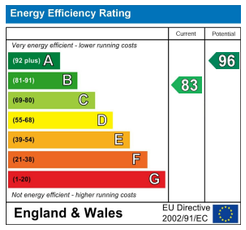
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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 C





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