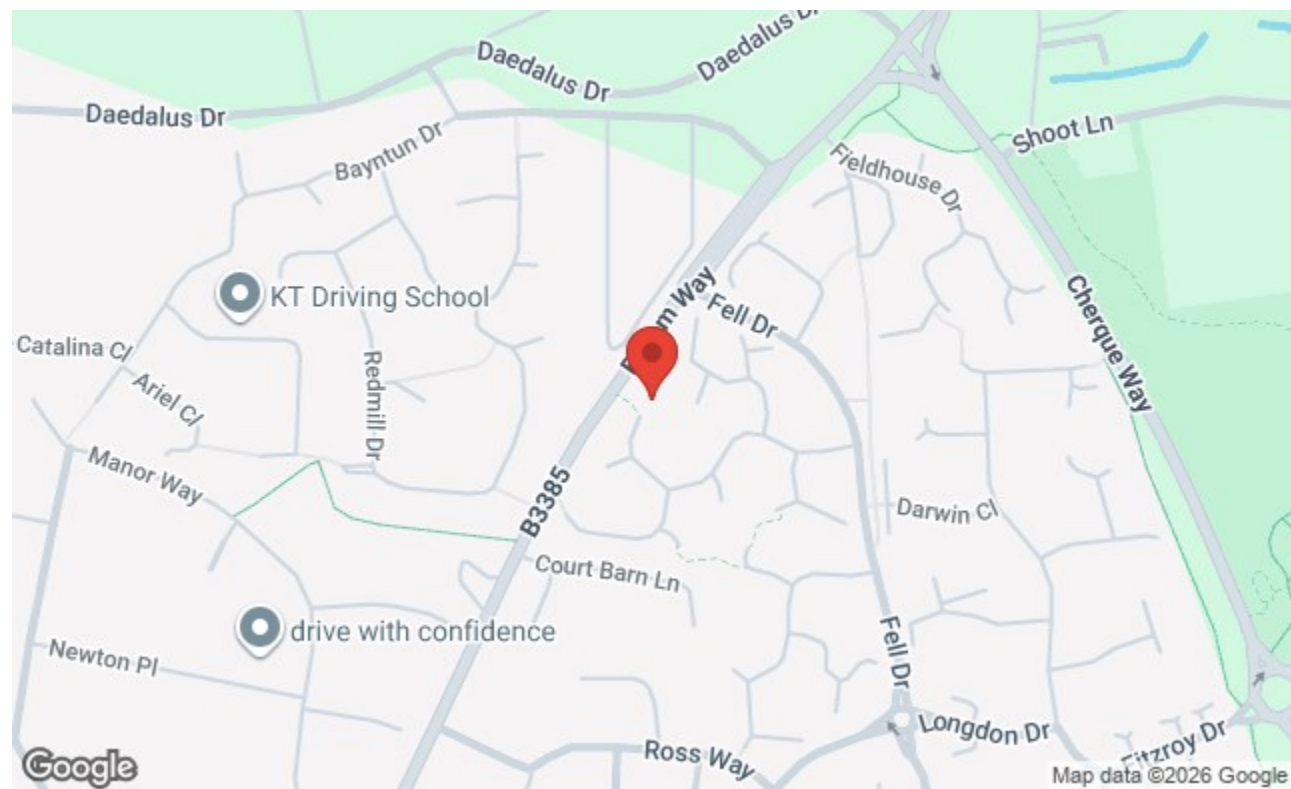


TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 £399,999

Martin Close, Lee-On-The-Solent PO13 8LG

**bernards**  
THE ESTATE AGENTS



**HIGHLIGHTS**

- ❖ Detached Home
- ❖ Three Generous Bedrooms
- ❖ Ensuite, Family Bathroom and Downstairs W/C
- ❖ Garage and Driveway for Two Cars
- ❖ Low Maintenance Rear Garden
- ❖ Excellent Family Home
- ❖ Scope to Add Your Own Personal Stamp
- ❖ Offered With No Onward Chain

Tucked away in a small and highly sought-after cul-de-sac, this versatile detached home on Martin Close is perfectly positioned in a popular residential location, particularly favoured by families.

Originally designed as a four-bedroom property, the current owners have thoughtfully reconfigured the layout to create three generously proportioned bedrooms, enhancing the space and feel throughout. The principal suite is a real highlight, formerly two bedrooms, it now offers an impressive double bedroom with a spacious dressing area and large en-suite. Bedroom two is also a substantial double, whilst bedroom three remains a generous and practical size, all complemented by a well-appointed family bathroom.

Downstairs, the layout is ideal for modern family living. To the front of the property sits a comfortable living room, complete with double doors leading through to the dining room, creating a lovely flow and flexibility for both everyday living and entertaining. The kitchen sits adjacent to the dining room and features a breakfast bar, fitted appliances, and an abundance of storage and worktop space. To the rear, the dining room opens into a bright conservatory overlooking the garden.

The rear garden has been designed with low maintenance in mind, predominantly laid to shingle and framed by mature shrubs and established planting, offering a private and peaceful outdoor space. To the side of the property there is a garage and driveway parking for two vehicles.

Call today to arrange a viewing

02392 553 636

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# 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.

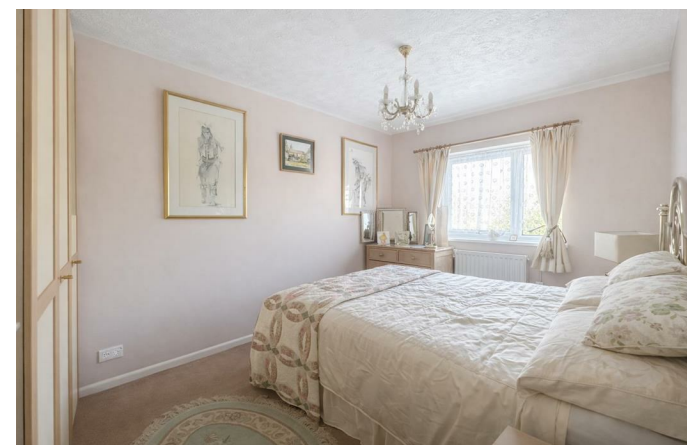
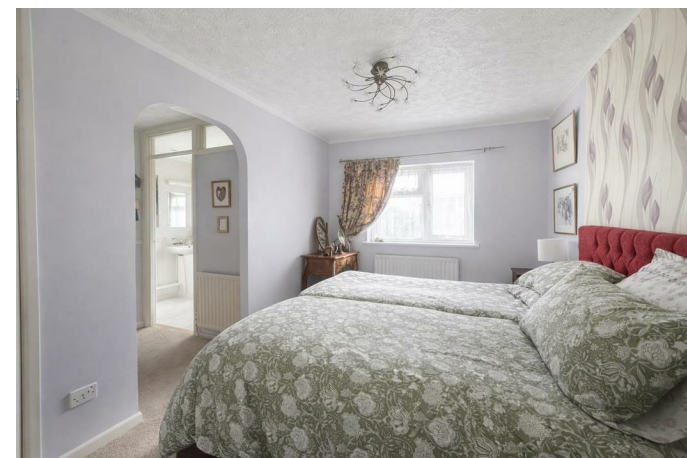
## DISCLAIMER STATEMENT

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



| Energy Efficiency Rating                    |  | Current         | Potential |
|---|--|-----------------|-----------|
| Very energy efficient - lower running costs |  |                 |           |
| (92-100) A                                  |  |                 |           |
| (81-91) B                                   |  |                 |           |
| (69-80) C                                   |  | 74              | 80        |
| (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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