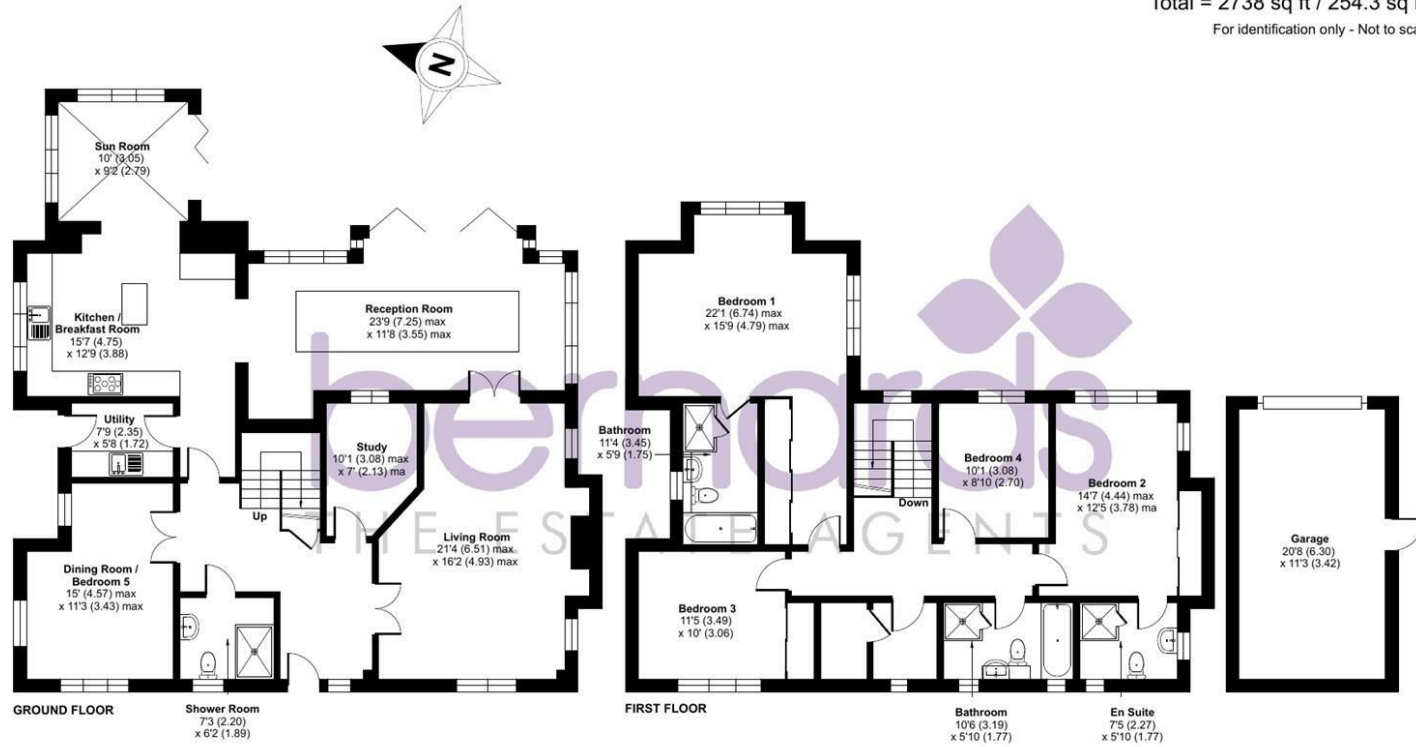


## Swordfish Close, Lee-on-the-Solent, PO13

Approximate Area = 2506 sq ft / 232.8 sq m  
 Garage = 232 sq ft / 21.5 sq m  
 Total = 2738 sq ft / 254.3 sq m  
 For identification only - Not to scale

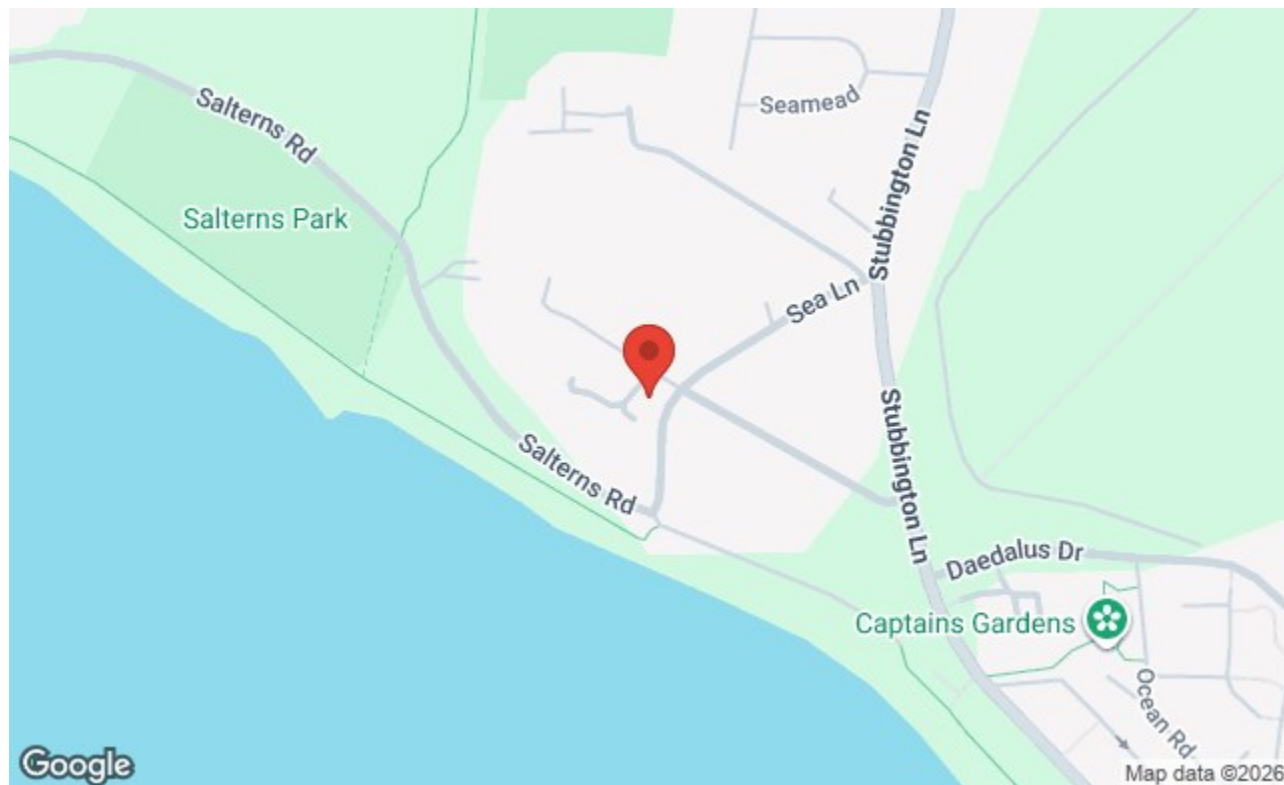


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1435282



Guide Price £1,125,000

Swordfish Close, Hill Head PO13 9FJ



### HIGHLIGHTS

- Exclusive gated cul-de-sac
- Moments from Hill Head beach
- Over 2,700 sq.ft.
- Stunning open-plan kitchen/living space
- Four/five bedrooms
- Ground floor bedroom with shower room
- Principal suite with ensuite
- Separate study and utility room
- Low maintenance wrap-around garden
- Sea views from selected rooms

Tucked away within a private gated cul-de-sac of just a handful of premium homes, this impressive and beautifully extended residence offers over 2,700 sq ft of versatile, high-specification accommodation, just moments from Hill Head's beachfront. With glimpses of the Solent from several rooms and a wonderfully peaceful setting, this home perfectly balances coastal living with generous family space.

The ground floor has been thoughtfully extended to create a superb open-plan kitchen/living environment, forming the true hub of the home. The kitchen/breakfast room flows seamlessly into a stunning sun room with roof lantern and full-width glazing, opening onto the landscaped garden. A separate reception room provides a more formal living space, alongside a study. The ground floor fifth bedroom, with adjacent shower room, offers excellent flexibility as guest accommodation, dining room or additional

reception, complemented by a separate utility room.

Upstairs, there are four well-proportioned bedrooms. The principal suite is particularly impressive, while the remaining bedrooms are served by a modern family bathroom and an additional ensuite.

Externally, the property benefits from a beautifully maintained, low maintenance wrap-around garden with private seating areas, ideal for entertaining or relaxing in the sun. The position of the plot ensures a high degree of privacy, while also allowing light to flood both the interior and garden throughout the day.

A garage, driveway parking and the security of a gated setting complete the offering. Homes of this calibre, so close to the seafront, are rarely available and early viewing is strongly recommended.

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



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.

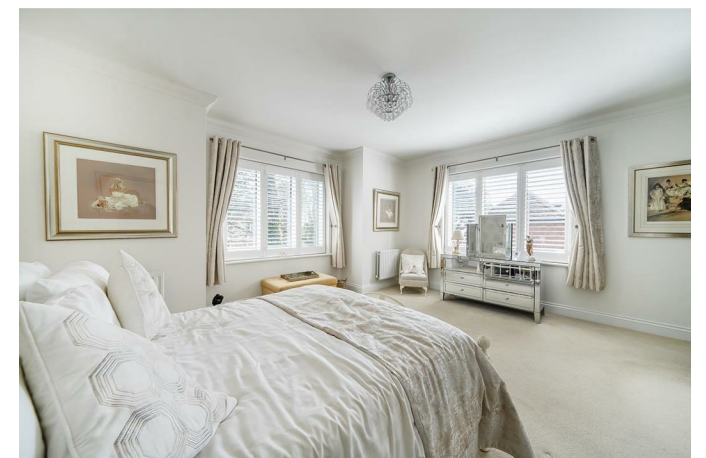
## DISCLAIMER STATEMENT

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 G



Energy Efficiency Rating	
Current	Potential
73	80

Very energy efficient - lower running costs  
(82 plus) A  
(69-81) B  
(55-68) C  
(39-54) D  
(21-38) E  
(1-20) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales



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