

Guide Price £390,000

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

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS



An opportunity to purchase a 3 bedroom modern home presented in almost brand new condition. Located in a cul-de-sac moments from the beach and seafront, number 24 offers a pleasant arrangement of accommodation over 2 floors. There are ensuite facilities to the main bedroom plus family bathroom and separate downstairs WC. A spacious living room/diner sits across the back of

the home and with a kitchen and separate utility room plus pristine decor throughout, we have no hesitation in recommending an internal inspection.

Call today to arrange a viewing  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## Anti-Money Laundering (AML)

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

## 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!

## 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. Thank you.

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Solicitors

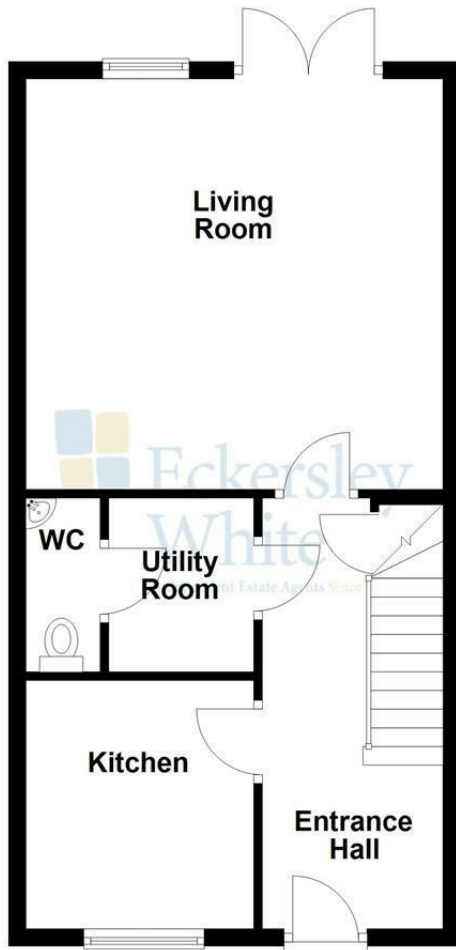
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.



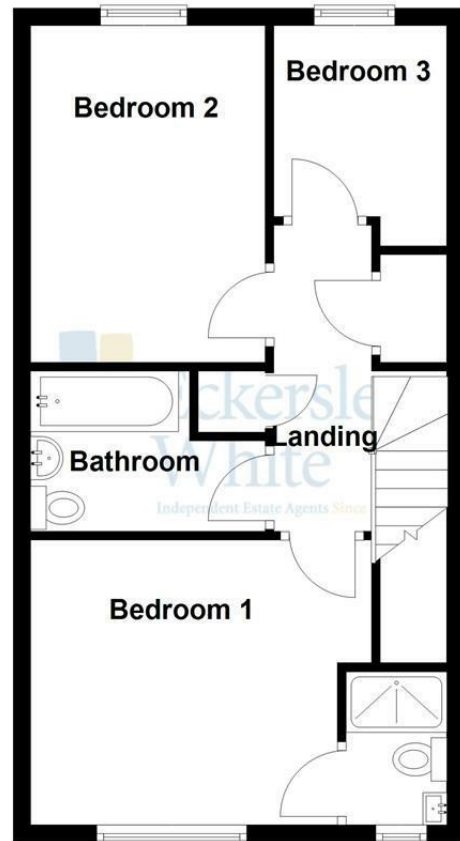
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



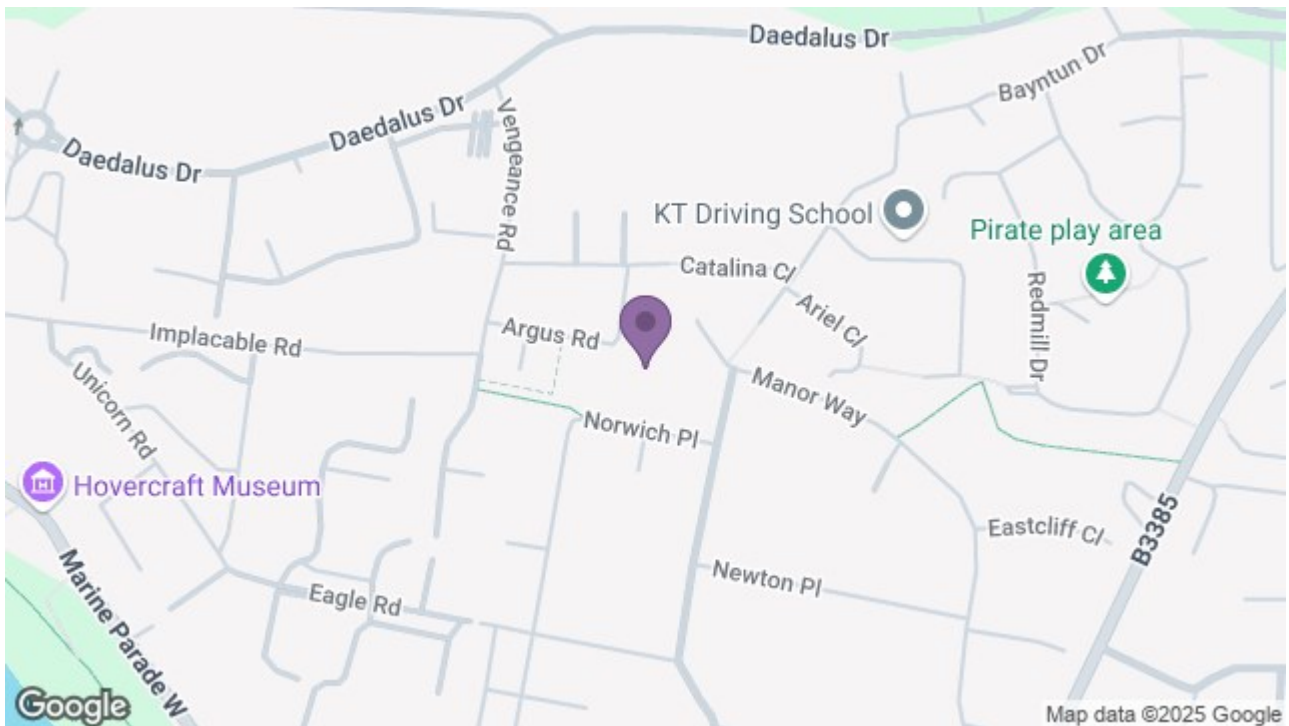
## Ground Floor



## First Floor



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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