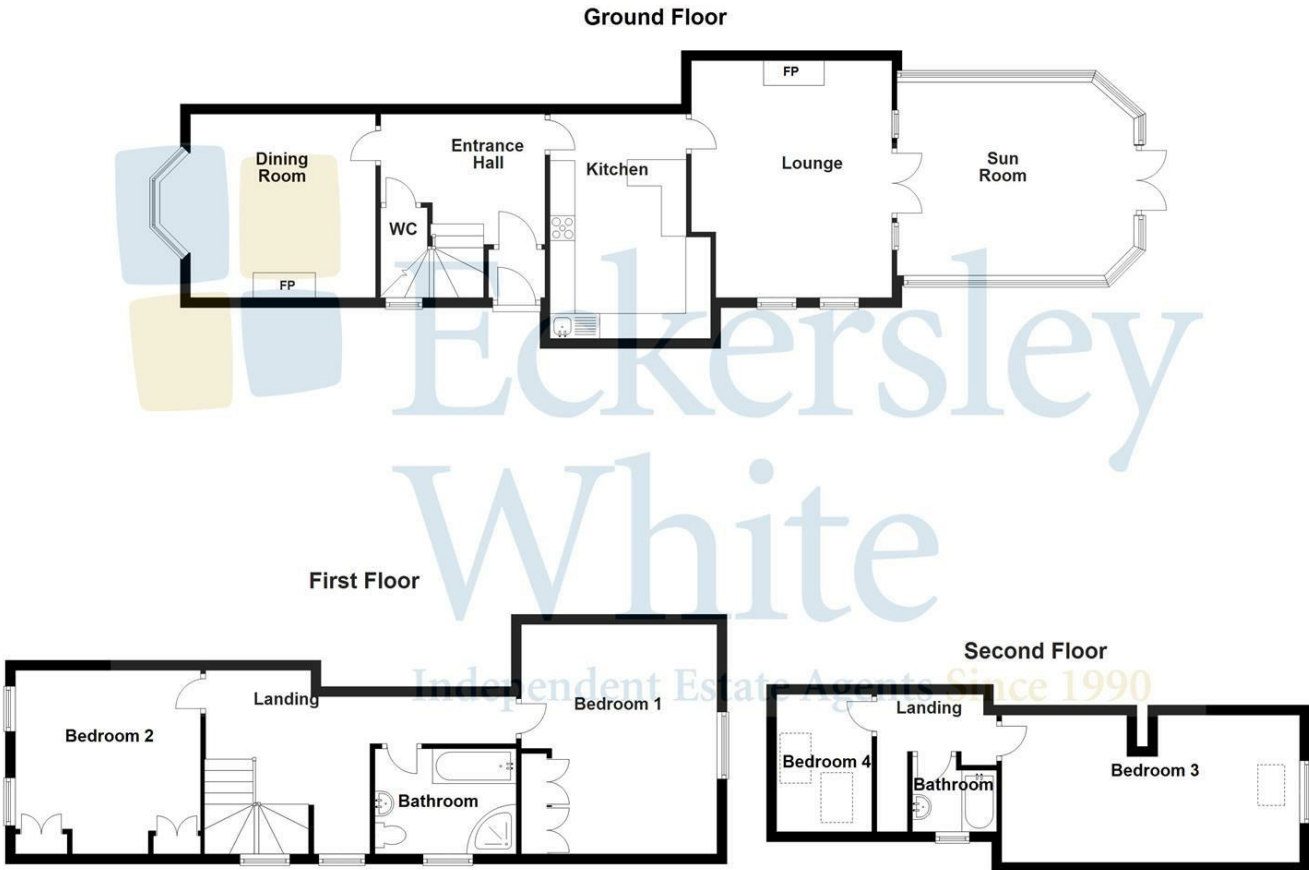


FOR SALE  
£500,000



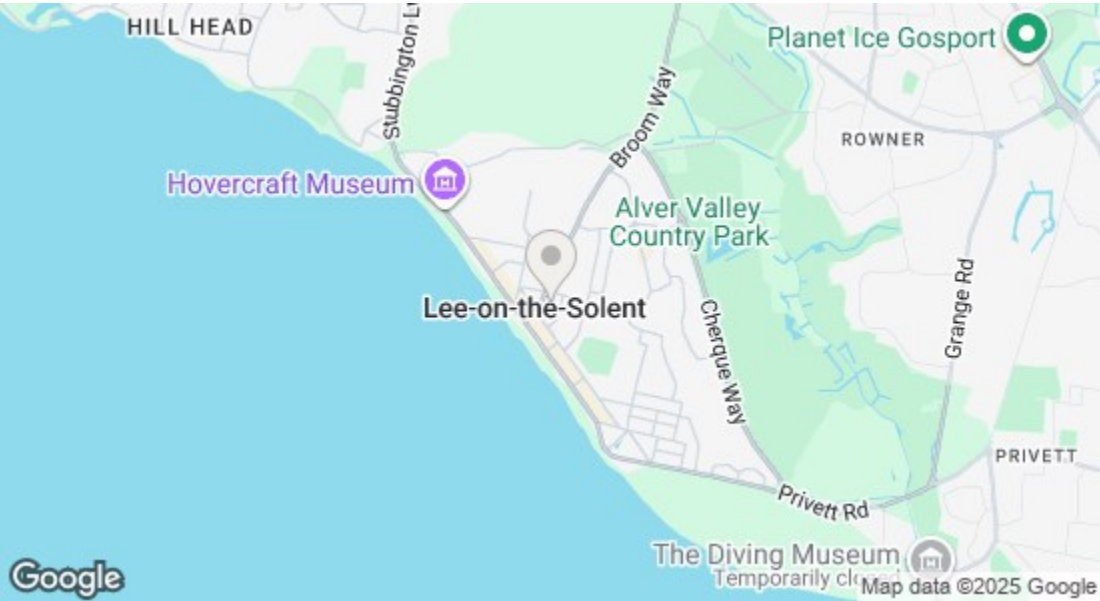
16 Manor Way, Lee-On-The-Solent,  
Hampshire, PO13 9JH

4 BEDROOMS 2 BATHROOMS 3 RECEPTIONS

02392 553 636

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

ECKERSLEYWHITE.CO.UK



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(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		
Current		
Potential		
59		73





## SUMMARY

Being part of the historic school building, number 16 Manor Way epitomises prime Victorian architecture and is convenient for shops, amenities and the beach. Arranged over 3 floors and offering versatile accommodation, we have great pleasure in offering this home for sale. The accommodation briefly includes living room, dining room and large conservatory plus extended kitchen, 2 first floor bedrooms plus bathroom and 2 further bedrooms plus bathroom on the top floor. There is a double garage at the rear plus parking to the front.

WC: 6'7 x 3'1 (2.01m x 0.94m)

Dining Room/2nd Reception Room: 13'0 x 12'0 (3.96m x 3.66m)

Kitchen: 13'2 x 11'5 (4.01m x 3.48m)

Living Room: 15'0 x 13'9 (4.57m x 4.19m)

Conservatory: 15'5 x 10'9 (4.70m x 3.28m)

Bedroom 1: 15'0 x 13'5 (4.57m x 4.09m)

Bedroom 2: 12'7 x 12'2 (3.83m x 3.71m)

Bathroom: 9'0 x 8'4 (2.74m x 2.54m)

Bedroom 3: 20'8 x 8'3 (6.30m x 2.51m)

Bedroom 4: 9'2 x 9'0 (2.79m x 2.74m)

2nd Bathroom: 7'4 x 6'1 (max) (2.23m x 1.85m)

Double Garage: 20'6 x 16'5 (6.25m x 5.00m)



FOR SALE  
£500,000

### 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.

FREEHOLD - COUNCIL TAX BAND: E

### 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.

