



Guide Price £475,000

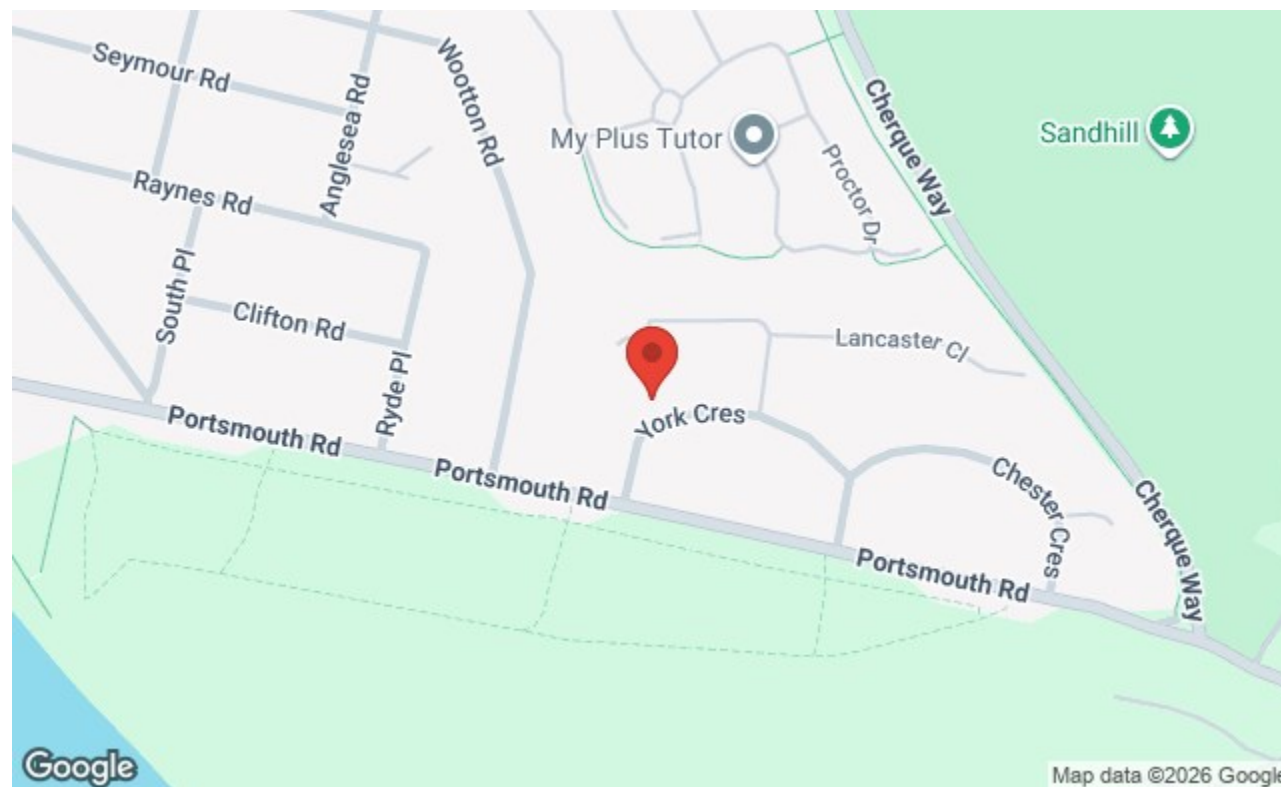
York Crescent, Lee-On-The-Solent PO13 9AX

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These plans are not to scale and are for illustration purposes only  
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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



## HIGHLIGHTS

- ❖ Detached Chalet Bungalow
- ❖ 3 Bedrooms
- ❖ 2 Receptions
- ❖ Garage
- ❖ Parking
- ❖ Rear Garden
- ❖ Sought after location
- ❖ Close to shops and amenities
- ❖ Close to schools
- ❖ Close to beach

Nestled in the charming area of York Crescent, Lee-On-The-Solent, this delightful detached house presents an excellent opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms offer ample space for restful nights, ensuring comfort for all family members.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. The overall design of the property allows for a harmonious flow between the living spaces, making it an ideal setting for both quiet evenings and lively gatherings. There is also a garage, parking and a rear garden.

Lee-On-The-Solent is renowned for its picturesque coastal views and vibrant community atmosphere. Residents can enjoy the nearby amenities, including shops, schools, and recreational facilities, all within easy reach. The location also provides excellent transport links, making it a convenient base for commuting or exploring the surrounding areas.

This property is a wonderful blend of comfort and practicality, making it a perfect choice for those seeking a home in a desirable location. Whether you are looking to settle down or invest, this house in York Crescent is certainly worth considering.

Call today to arrange a viewing  
02392 553 636  
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# PROPERTY INFORMATION

## TENURE - FREEHOLD

## COUNCIL TAX BAND E

FREEHOLD - Council Tax Band E

## OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## 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 Bernard's 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.

## 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!

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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