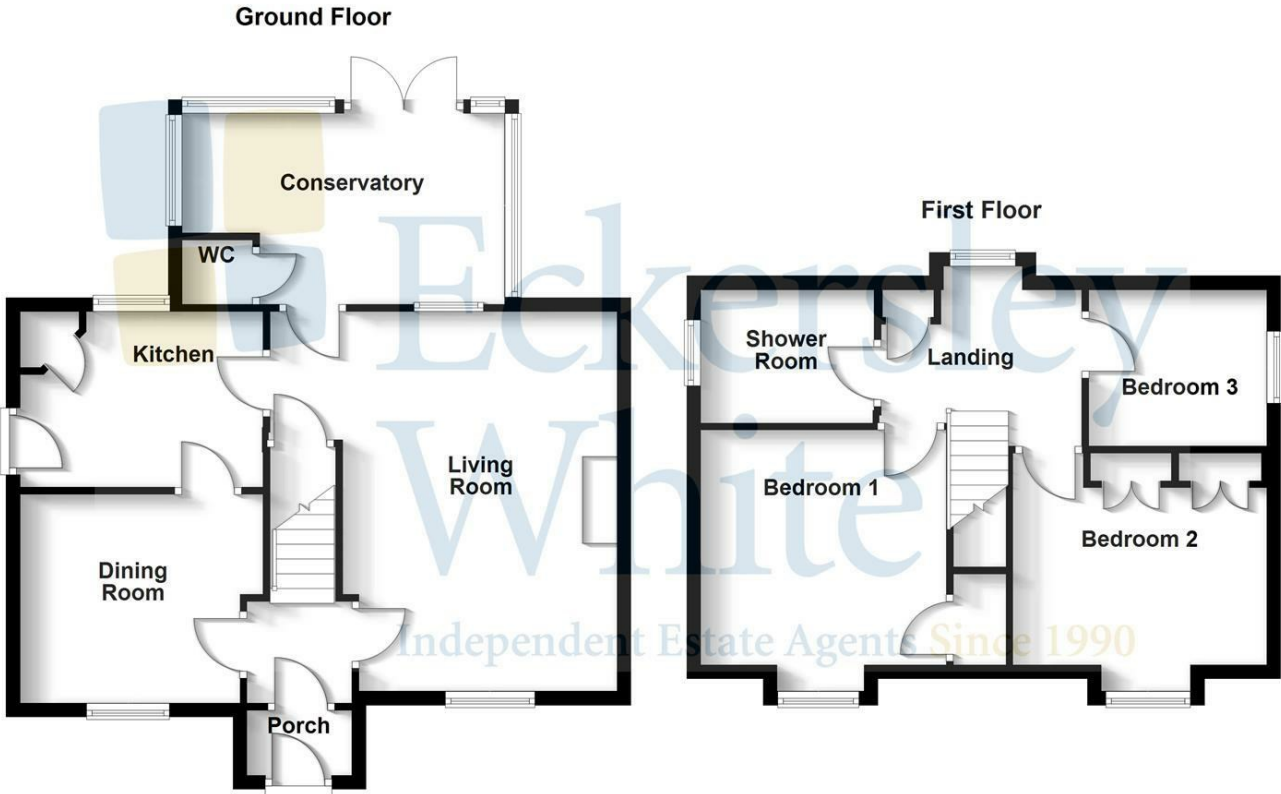




These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



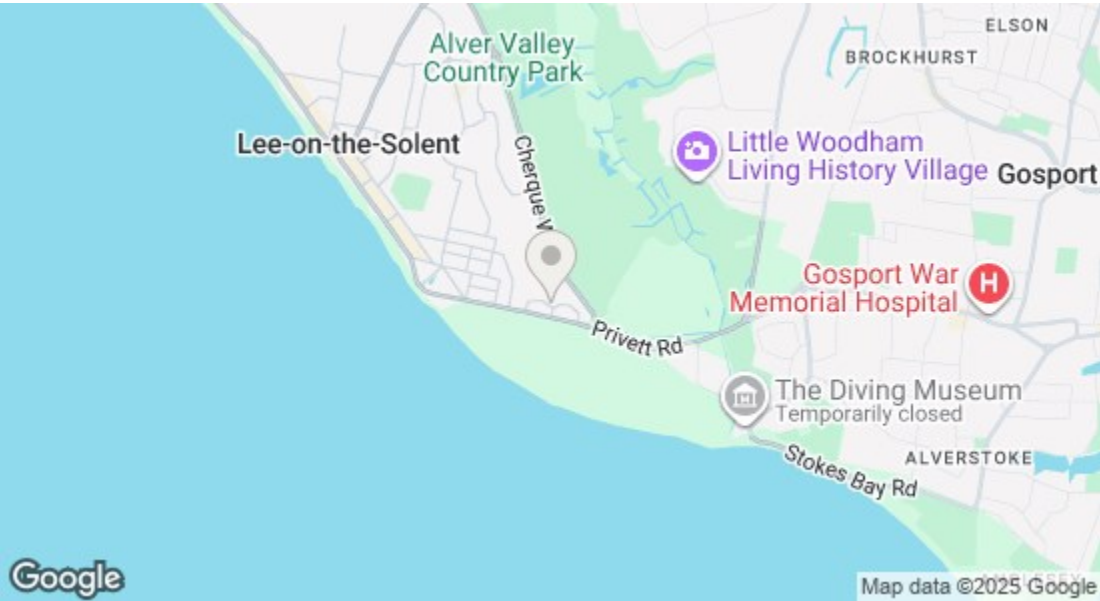
6 York Crescent, Lee-On-The-Solent, Hampshire, PO13 9AX

3 BEDROOMS 1 BATHROOMS 3 RECEPTIONS

02392 553 636

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

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| 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 |           |



## SUMMARY

Nestled in the charming area of York Crescent, Lee-On-The-Solent, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With three well-proportioned reception rooms, there is ample room for both relaxation and entertaining. Each space is filled with natural light, creating a warm and inviting atmosphere throughout the property.

The house boasts three spacious bedrooms, providing a peaceful retreat for family members or guests. The layout is thoughtfully designed to ensure privacy and comfort, making it suitable for a variety of lifestyles. The single bathroom is conveniently located, catering to the needs of the household with ease.

Lee-On-The-Solent is known for its picturesque coastal views and vibrant community, offering a range of local amenities, schools, and recreational activities. This property is not only a home but also a gateway to enjoying the beautiful surroundings and the seaside lifestyle.

In summary, this detached house in York Crescent presents an excellent opportunity for those seeking a spacious and inviting residence in a desirable location. With its generous living areas and comfortable bedrooms, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely property your new home.

Entrance Porch: 4'3 x 2'0 (1.29m x 0.61m)

Living Room: 18'0 x 11'1 (widening to 15'0) (5.49m x 3.38m)

Dining Room: 11'10 x 9'1 (3.61m x 2.77m)

Kitchen: 11'10 x 8'4 (3.61m x 2.54m)

WC/Boiler Room: 4'0 x 2'8 (1.22m x 0.81m)

Bedroom 1: 12'0 x 11'2 + bay (3.66m x 3.40m)

Bedroom 2: 12'0 x 10'0 + bay (3.66m x 3.05m)

Bedroom 3: 8'7 x 7'6 (2.62m x 2.29m)

Bathroom: 8'4 x 6'3 (2.54m x 1.90m)



FOR SALE  
£450,000

### 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.

### Assistance with removals

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.

### 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.

### Council Tax

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.

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