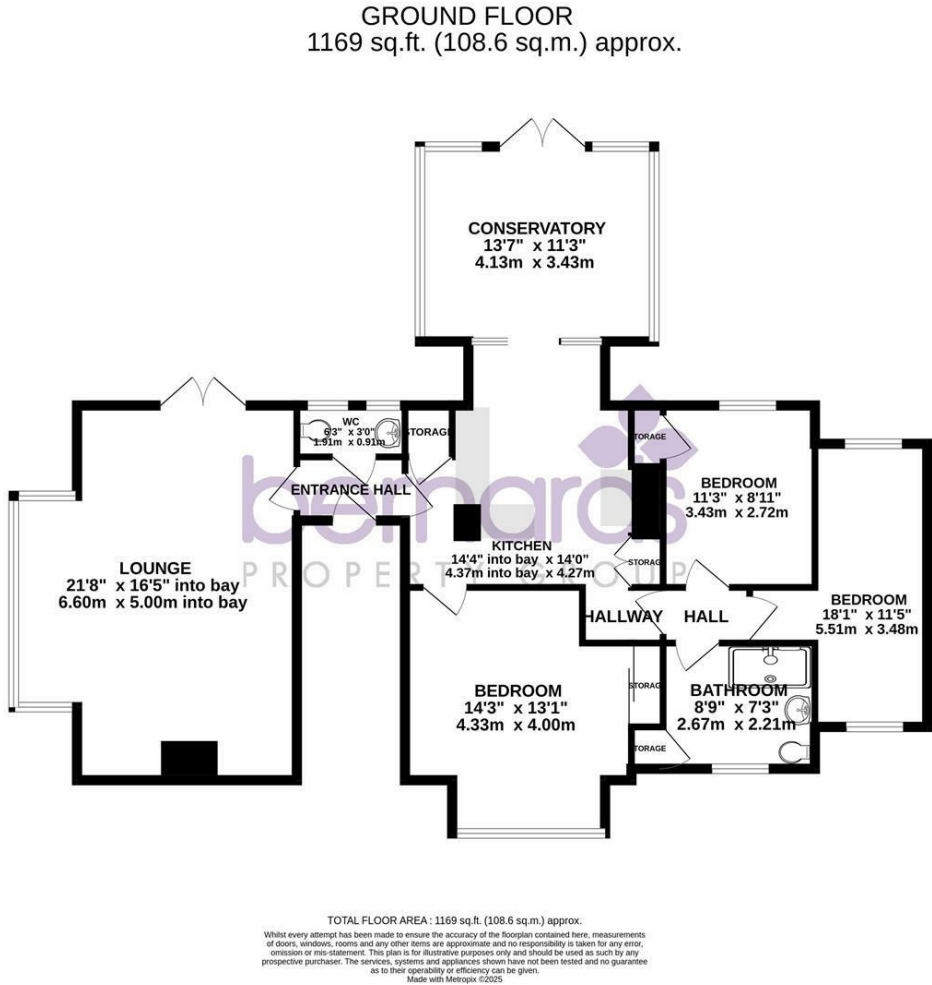




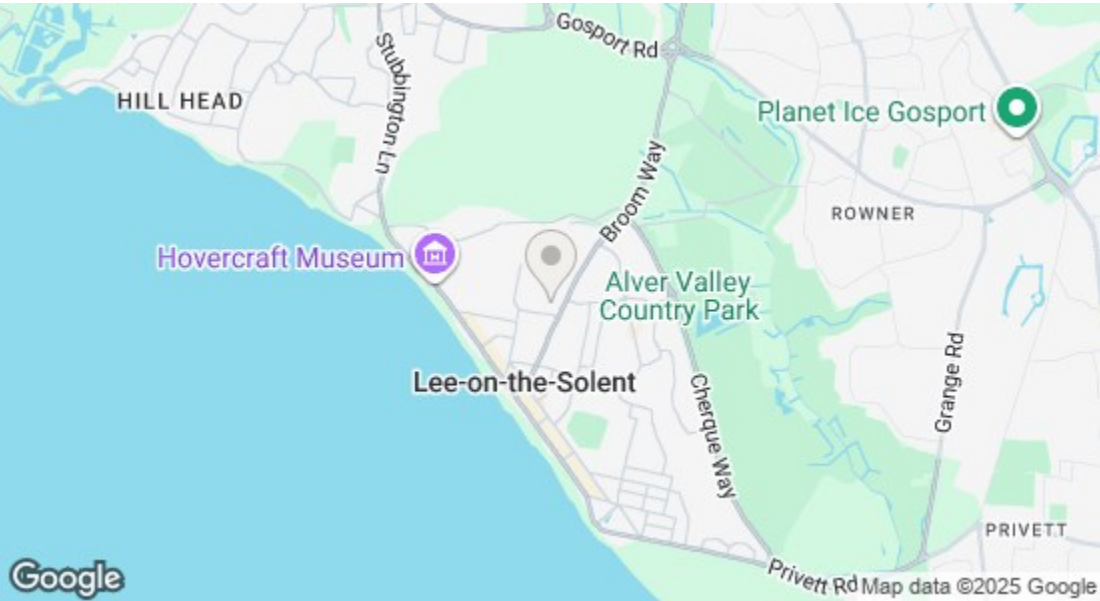
1 Grove House, 15 Manor Way,
Lee-On-The-Solent, PO13 9JQ

3 BEDROOMS 1 BATHROOMS 2 RECEPTIONS

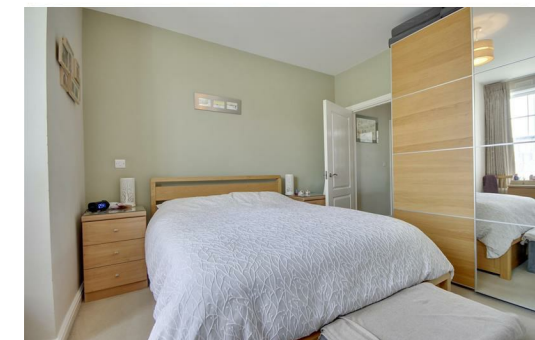
02392 553 636

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

ECKERSLEYWHITE.CO.UK



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	51	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

SHARE OF FREEHOLD - COUNCIL TAX BAND: C

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.

SUMMARY

Welcome to this impressive ground floor flat located Manor Way in the charming coastal town of Lee-On-The-Solent. This spacious property boasts an expansive 1,169 square feet of living space, making it an ideal home for families or those seeking generous room sizes.

As you enter, you will be greeted by a large 22ft lounge, perfect for relaxing or entertaining guests. The flat features a further well-appointed conservatory/dining room, providing ample space for both leisure and dining. The modern kitchen is a highlight, offering convenient access to a delightful conservatory, where you can enjoy the beauty of the outdoors from the comfort of your home.

This flat comprises three comfortable bedrooms, ensuring plenty of room for family or guests. The well-designed layout allows for both privacy and communal living, making it a versatile space for various lifestyles. The property also includes a well-maintained bathroom, catering to all your needs with the addition of a separate w.c.

One of the standout features of this property is the large rear garden, providing a tranquil outdoor space for relaxation or gardening enthusiasts. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

Situated in a desirable location, this flat offers easy access to local amenities and the beautiful coastline, making it a perfect choice for those who appreciate both comfort and convenience. Do not miss the opportunity to make this remarkable property your new home.

