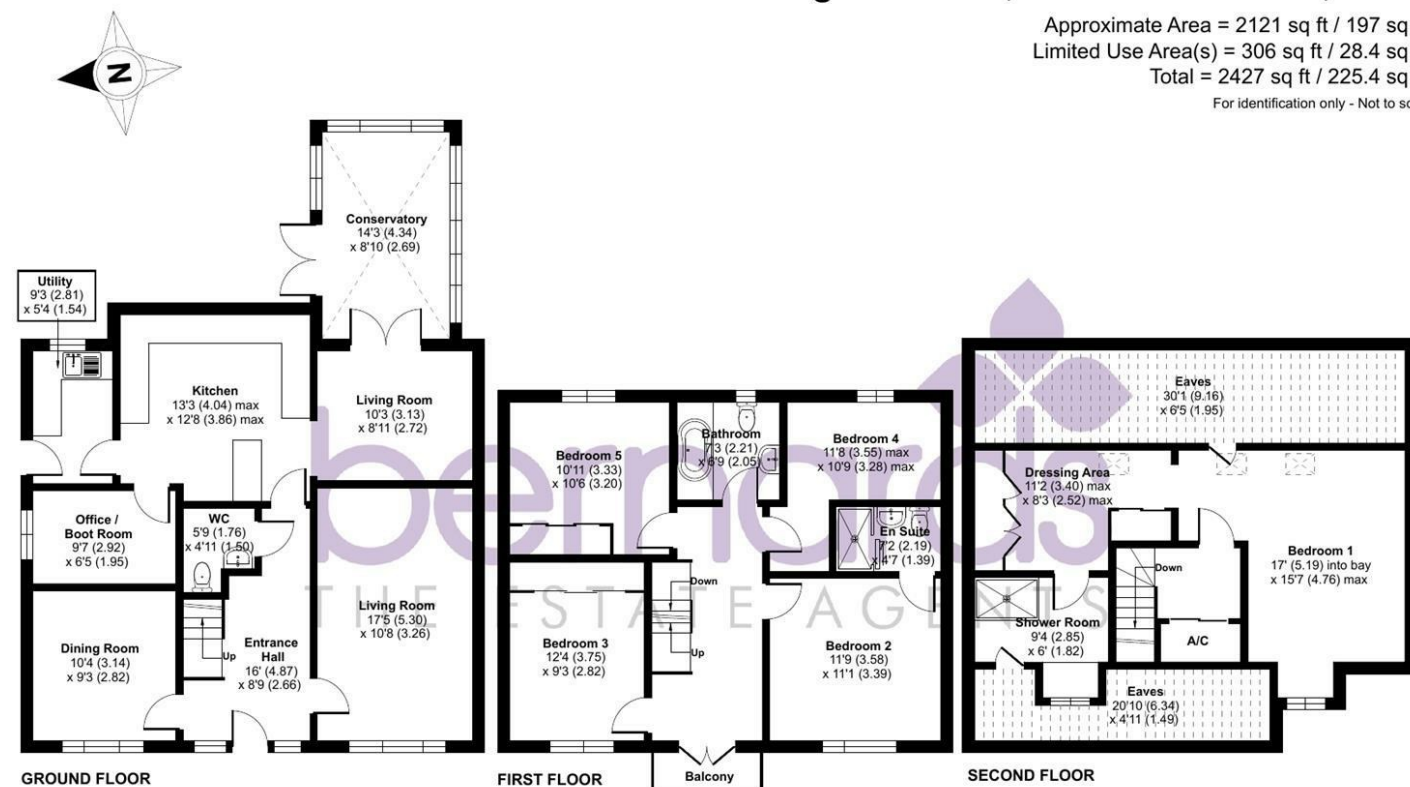
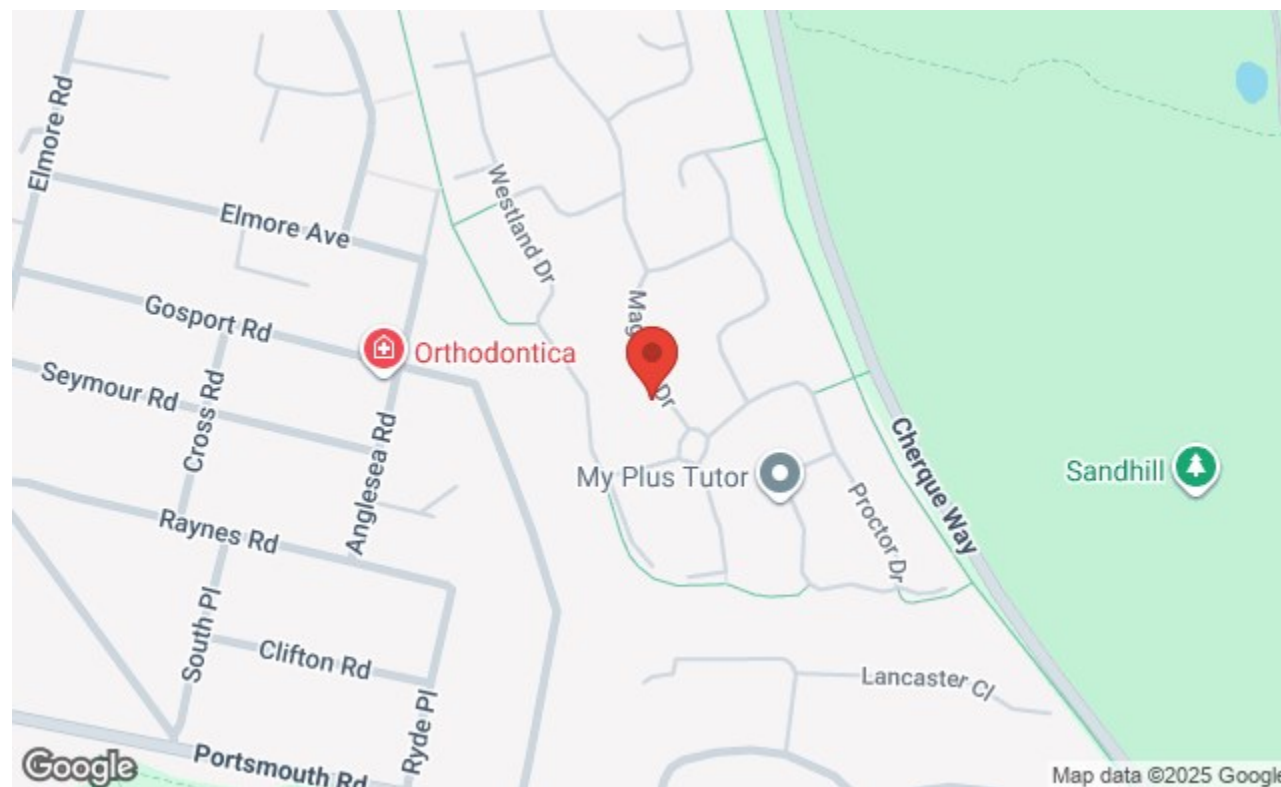


Magister Drive, Lee-on-the-Solent, PO13

Approximate Area = 2121 sq ft / 197 sq m
Limited Use Area(s) = 306 sq ft / 28.4 sq m
Total = 2427 sq ft / 225.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1302627



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



FOR SALE

£618,000

Magister Drive, Lee-On-The-Solent PO13 8GE

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THE ESTATE AGENTS



5 2 2

HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ 5 BEDROOMS
- ❖ GOOD SCHOOL CATCHMENT
- ❖ 2 BATHROOMS & 4 TOILETS
- ❖ DOUBLE GARAGE
- ❖ MODERN FITTED KITCHEN
- ❖ PARKING FOR FIVE CARS
- ❖ CONSERVATORY
- ❖ LARGE GARDEN
- ❖ WALKING DISTANCE TO ALVER PARK AND THE SEAFRONT

We are pleased to offer for sale this splendid detached house on Magister Drive. The property offers an exceptional living experience for families and individuals alike. With five generously sized bedrooms, this property provides ample space for relaxation and privacy. Two well-appointed bathrooms and four toilets across the property ensure convenience for all residents.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, or a vibrant playroom for children.

This property boasts huge benefits on the externals, featuring a large drive with parking for five cars, a spacious south-west facing garden

and a double garage, all of these features are very unique within the Cherque Farm area!

The surrounding area boasts a delightful community atmosphere, with local amenities, parks and the stunning coastline just a stone's throw away. Lee-On-The-Solent is known for its picturesque views and friendly neighbourhood, making it an ideal location for those seeking a tranquil yet vibrant environment.

This property presents a wonderful opportunity to create lasting memories in a spacious and comfortable home. With its excellent layout and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful house your new home.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



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.

FREEHOLD - COUNCIL TAX BAND: F

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.



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		
EU Directive 2002/91/EC	77	84
England & Wales		



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