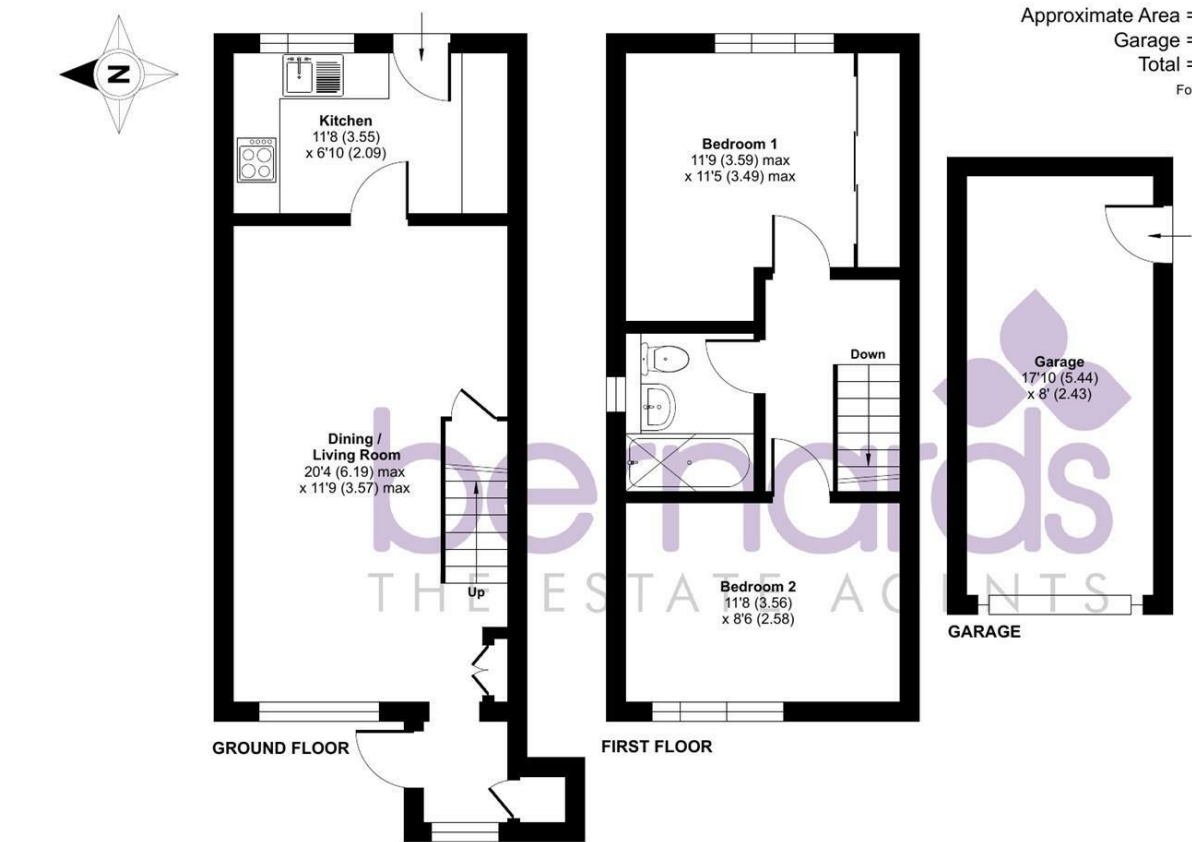


Fell Drive, Lee-on-the-Solent, PO13

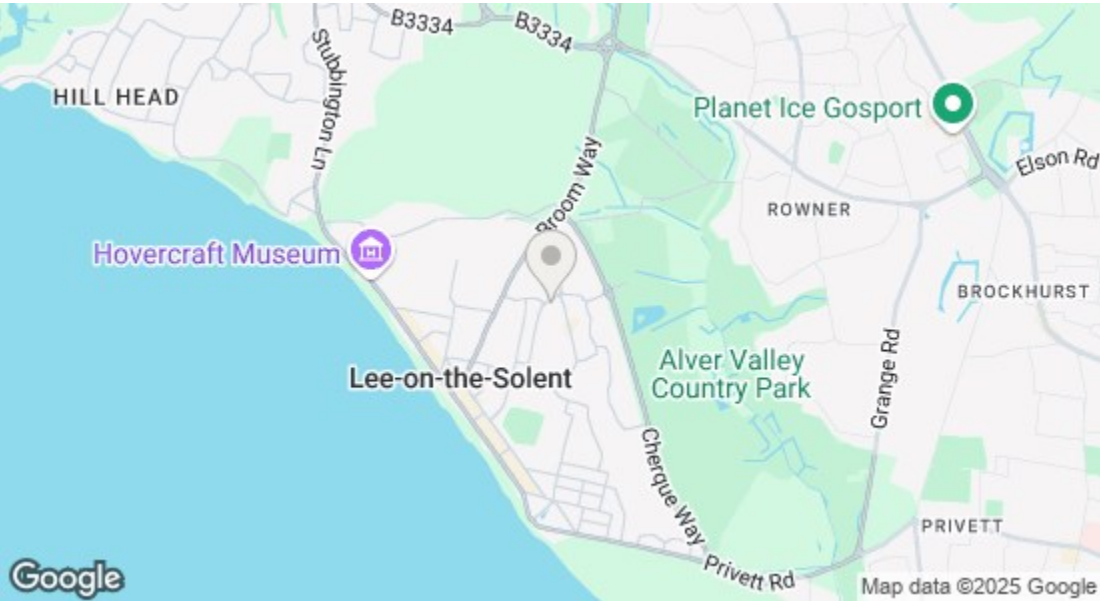
Approximate Area = 670 sq ft / 62.2 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 812 sq ft / 75.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1302561



54 Fell Drive, Lee-On-The-Solent,
Hampshire, PO13 8JR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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	

 2  1  1
BEDROOMS BATHROOMS RECEPTIONS

 02392 553 636

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



SUMMARY

This delightful semi-detached house on Fell Drive offers a perfect blend of comfort and convenience. With a well-proportioned living space of 646 square feet, this property is ideal for small families, couples, or individuals seeking a peaceful retreat by the coast.

The house features a welcoming reception room, providing a warm and inviting atmosphere for relaxation. The bathroom is well-appointed, ensuring that daily routines are both comfortable and efficient. The two bedrooms are thoughtfully designed, offering ample space for rest and relaxation.

The location of this property is particularly appealing, as it is situated within easy reach of local amenities, schools, and the picturesque seafront. Residents can enjoy leisurely walks along the beach or partake in various recreational activities that the area has to offer.

This semi-detached house presents an excellent opportunity for those looking to establish a home in a friendly community, with the added benefit of being close to the beautiful Solent coastline. Whether you are a first-time buyer or seeking a new rental opportunity, this property is sure to impress with its charm and practicality. Do not miss the chance to make this lovely house your new home.

ENTRANCE HALL

LIVING/DINING ROOM: 20'4 (max) x 11'9 (max) (6.19m x 3.57m)

KITCHEN: 11'8 x 6'10 (3.55m x 2.09m)

STAIRS TO FIRST FLOOR

BEDROOM 1: 11'9 x 11'5 (3.59m x 3.49m)

BEDROOM 2: 11'8 x 8'6 (3.56m x 2.58m)

BATHROOM

GARAGE: 17'10 x 8'0 (5.44m x 2.43m)



FOR SALE
£280,000

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.

