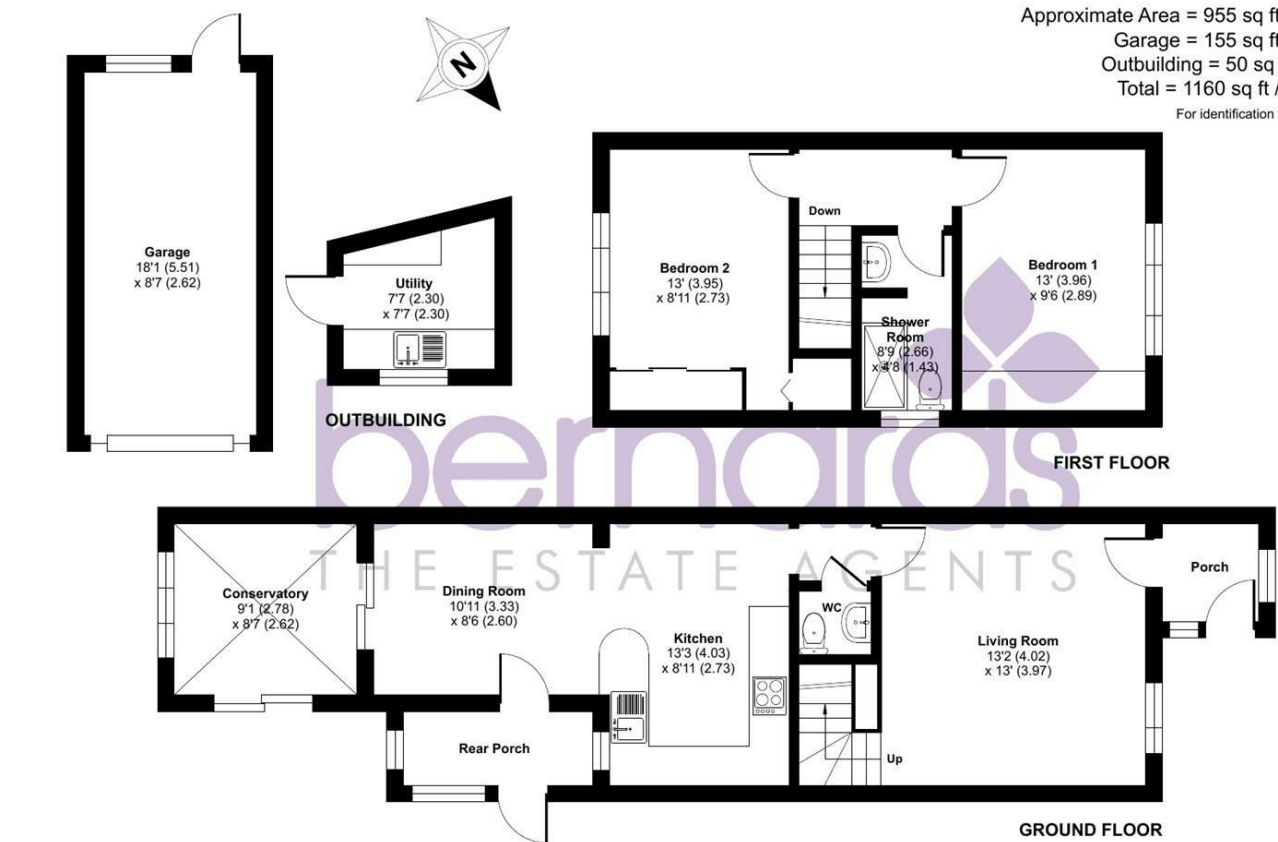


Compton Close, Lee-on-the-Solent, PO13

Approximate Area = 955 sq ft / 88.7 sq m
Garage = 155 sq ft / 14.3 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Total = 1160 sq ft / 107.6 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). © nrichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1342566



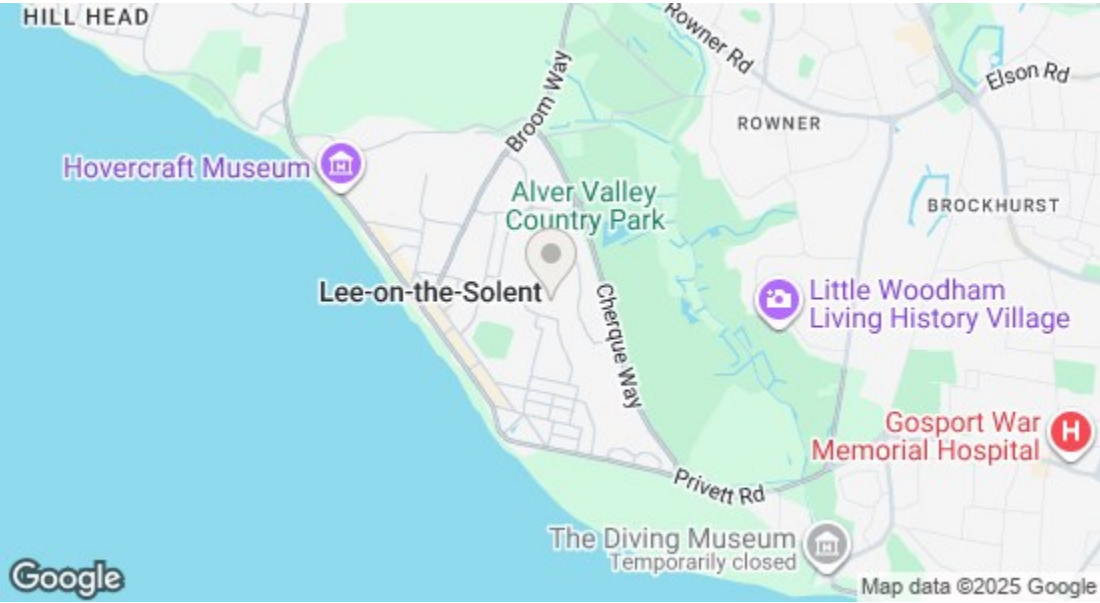
29 Compton Close, Lee-On-The-Solent, Hampshire, PO13 8JP

2 BEDROOMS 2 BATHROOMS 2 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		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SUMMARY

This semi-detached house in Compton Close, Lee-On-The-Solent which offers the perfect opportunity for a new owner to get stuck in a create a longterm home. Spanning an inviting 840 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The home features two well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office.

Outside, the property includes parking for one vehicle, adding to the practicality of this lovely home. The location is particularly appealing, with the picturesque coastal town of Lee-On-The-Solent just a stone's throw away, offering beautiful beaches and a vibrant community atmosphere.

This semi-detached house is a wonderful opportunity for those looking to settle in a friendly neighbourhood, combining modern living with the charm of coastal life. Whether you are a first-time buyer or seeking a family home, this property is ready to view.



AML - Anti Money Laundering procedure

Anti Money Laundering - 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

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.

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.

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.

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