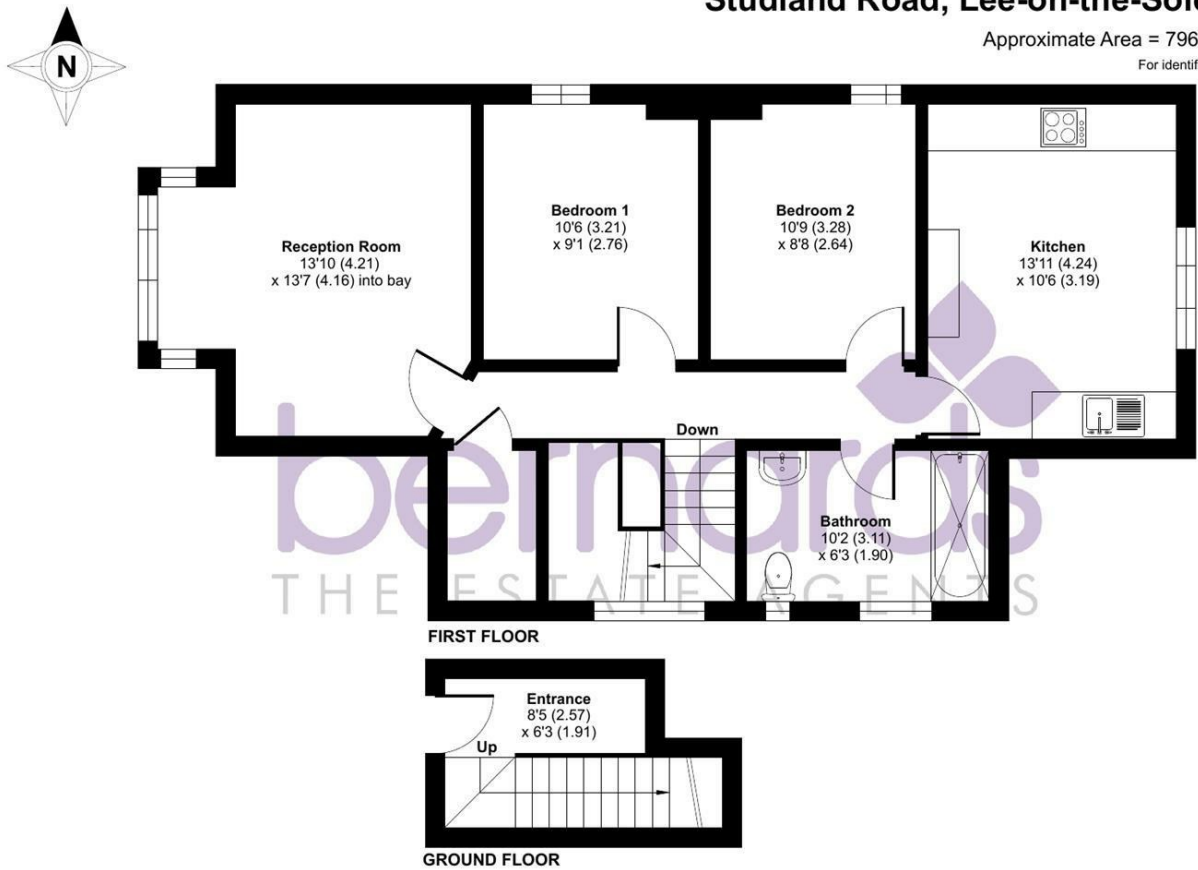


Studland Road, Lee-on-the-Solent, PO13

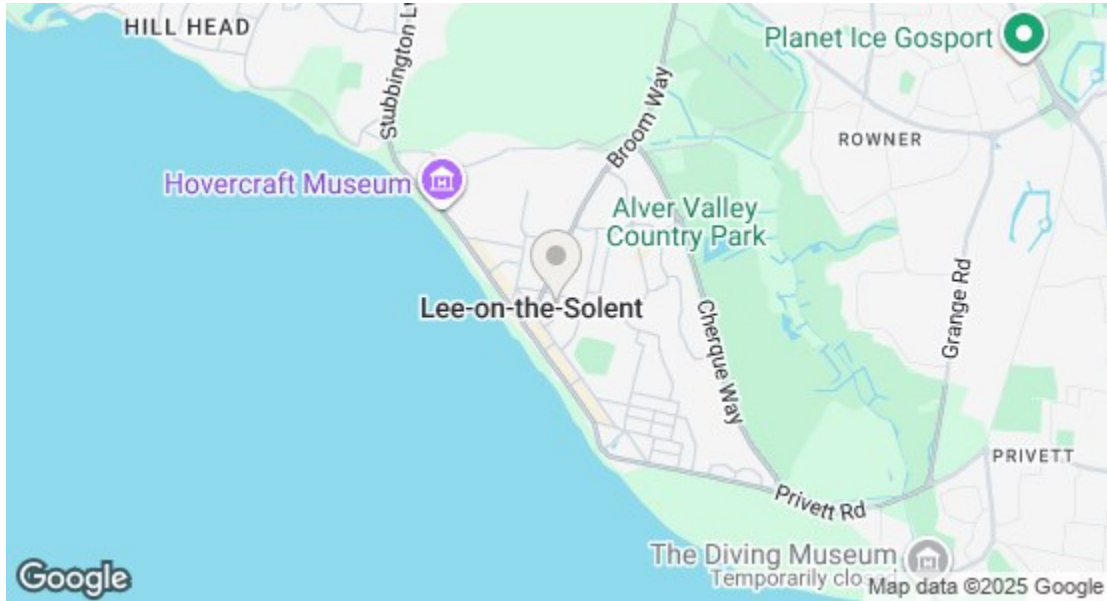
Approximate Area = 796 sq ft / 73.9 sq m
For identification only - Not to scale



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: 1350140



17a Studland Road, Lee-On-The-Solent, Hampshire, PO13 9HY



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	63	72
EU Directive 2002/91/EC		

 2  1  1
BEDROOMS BATHROOMS RECEPTIONS

 02392 553 636

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



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.

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.

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!

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.

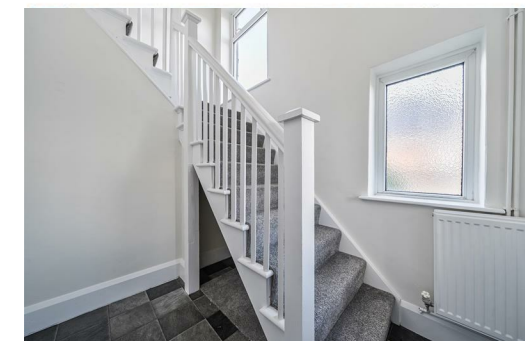
FREEHOLD - Council Tax Band B

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

Nestled in the charming area of Lee-On-The-Solent, this delightful flat conversion on Studland Road offers a perfect blend of comfort and convenience. Spanning an impressive 786 square feet, this property features well-proportioned reception room, providing ample space for relaxation and entertaining guests.

The flat boasts 2 inviting bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the garage, a valuable asset in this desirable location.

With its close proximity to the stunning coastline and local amenities, this flat presents an excellent opportunity for those looking to enjoy the vibrant lifestyle that Lee-On-The-Solent has to offer. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming flat your new home.

