

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

Approximate Area = 1750 sq ft / 162.5 sq m
Limited Use Area(s) = 43 sq ft / 3.9 sq m
Garage = 198 sq ft / 18.3 sq m
Total = 1991 sq ft / 184.7 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: 1373541



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



Energy Efficiency Rating		
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		
EU Directive 2002/91/EC		
Current		
Potential		
78		85

6 3 3
BEDROOMS BATHROOMS RECEPTIONS

02392 553 636

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

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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.

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.

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.

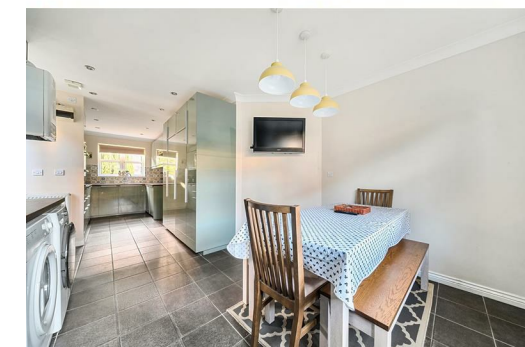
Disclaimer Statement

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.

FREEHOLD - Council Tax Band F



SUMMARY

Nestled in the Cherque Farm area of Lee-On-The-Solent, this impressive detached house on Magister Drive offers a perfect blend of space and comfort for family living. Spanning an expansive 1,787 square feet, the property boasts an inviting layout that includes three well-appointed reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

There is a contemporary fitted gloss kitchen with integrated ovens and microwave together with six generously sized bedrooms. This home provides ample accommodation for larger families or those seeking extra space for guests or a home office. The two bathrooms ensure convenience for all, making morning routines and evening unwinding a breeze.

The location itself is a significant draw, with Lee-On-The-Solent known for its picturesque coastal views and vibrant community atmosphere. Residents can enjoy nearby amenities, including shops, schools, and recreational facilities, all within easy reach.

This property presents a wonderful opportunity for those looking to settle in a desirable area, offering both comfort and practicality in a well-designed home. Whether you are a growing family or simply in search of a spacious retreat, this house on Magister Drive is sure to meet your needs and exceed your expectations.

