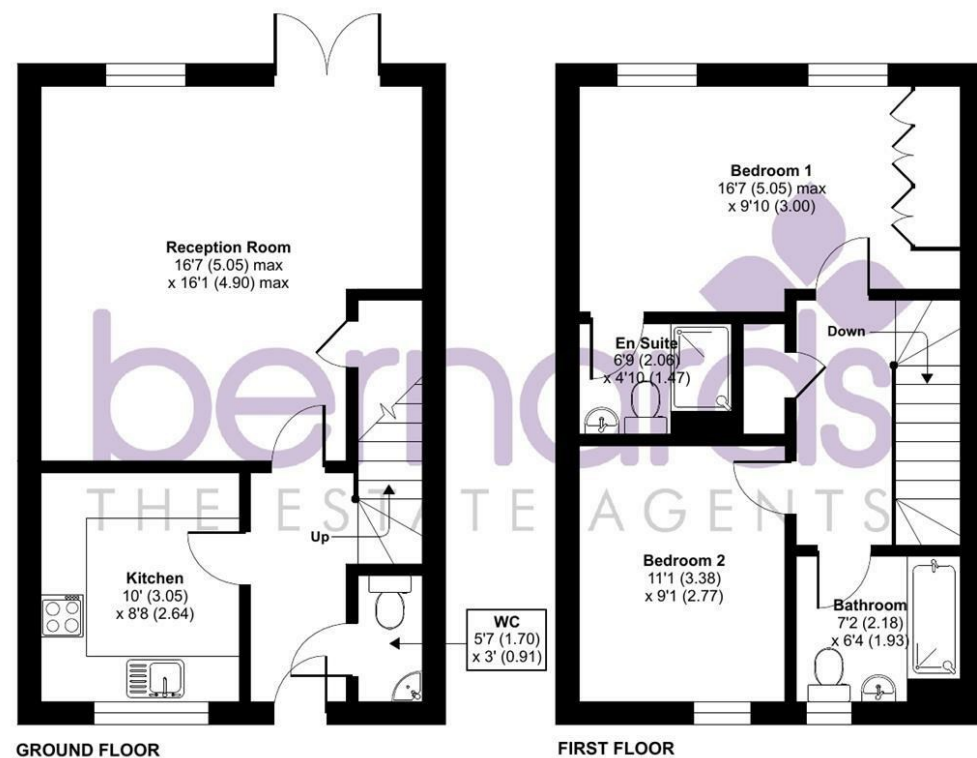


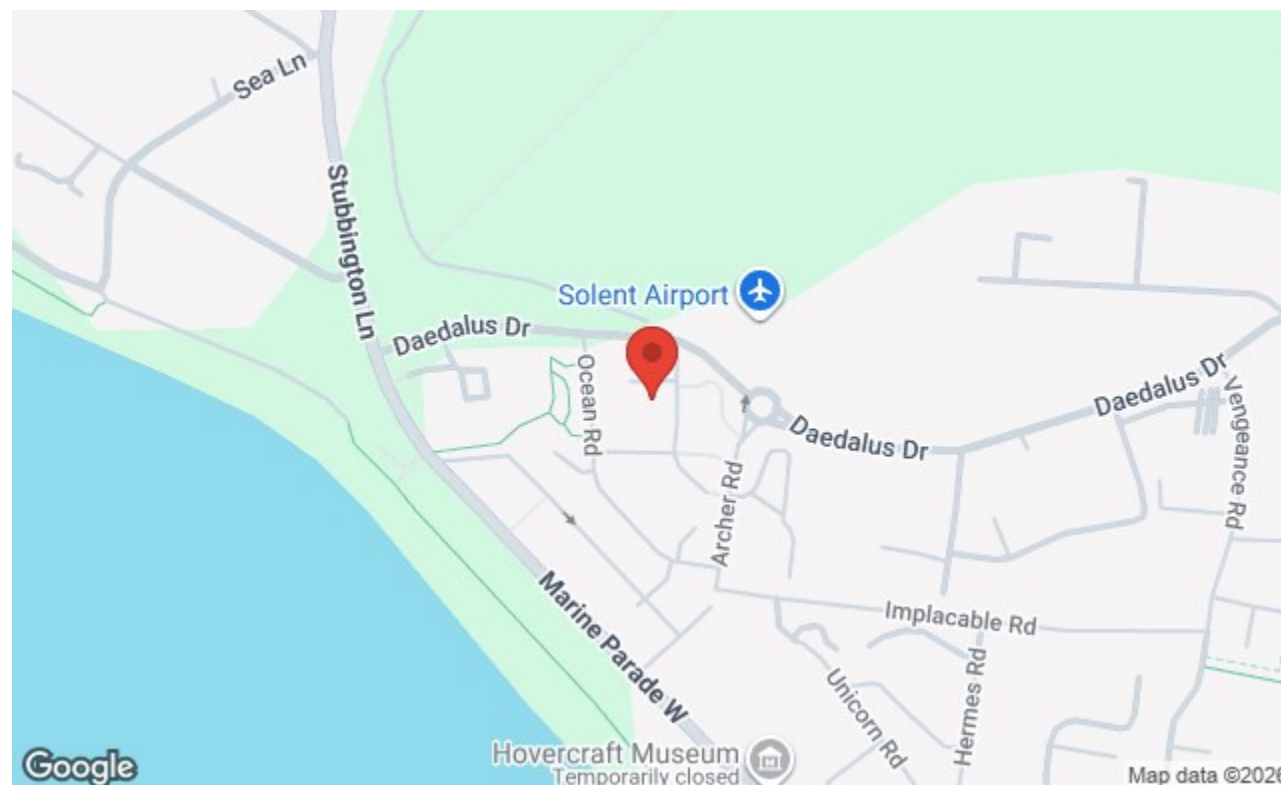


Victorious Close, Lee-on-the-Solent, PO13

Approximate Area = 894 sq ft / 83 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1375423



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



Guide Price £345,000

Victorious Close, Lee-On-The-Solent PO13
9GL

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HIGHLIGHTS

- ❖ Mid-Terrace House
- ❖ 2 Double Bedrooms
- ❖ New Build (2021)
- ❖ Contemporary Kitchen
- ❖ Bathroom, Ensuite + Cloakroom
- ❖ Low Maintenance Rear Garden
- ❖ Minutes from Seafront & Beaches
- ❖ Close to schools
- ❖ Desired location
- ❖ Parking

Welcome to this charming mid-terrace house located on Victorious Close in the delightful coastal town of Lee-On-The-Solent. This modern property, built in 2021, offers a fresh and contemporary living experience, perfect for families or those seeking a comfortable home by the sea.

Spanning an impressive 894 square feet, this three-bedroom residence provides ample space for relaxation and entertaining. The well-designed layout includes two bathrooms, ensuring convenience for both residents and guests. Each bedroom is thoughtfully proportioned, allowing for a peaceful retreat at the end of the day.

The property benefits from its new build status, which means you can enjoy the advantages of modern construction, including energy efficiency and contemporary fixtures. The open-plan living

area is ideal for social gatherings, while the kitchen is equipped with modern appliances in a gloss finish.

Situated in a desirable location, this home is just a short distance from the beautiful coastline, where you can enjoy leisurely walks along the beach or partake in various water activities. The local community offers a range of amenities, including shops, schools and parks, making it an excellent choice for families.

In summary, this mid-terrace house on Victorious Close presents a wonderful opportunity to own a modern home with a garden in a sought-after area. With its spacious layout, contemporary design, and proximity to the coast, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

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



PROPERTY INFORMATION

TENURE - FREEHOLD
FREEHOLD - Council Tax Band C
COUNCIL TAX BAND C
OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation

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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.

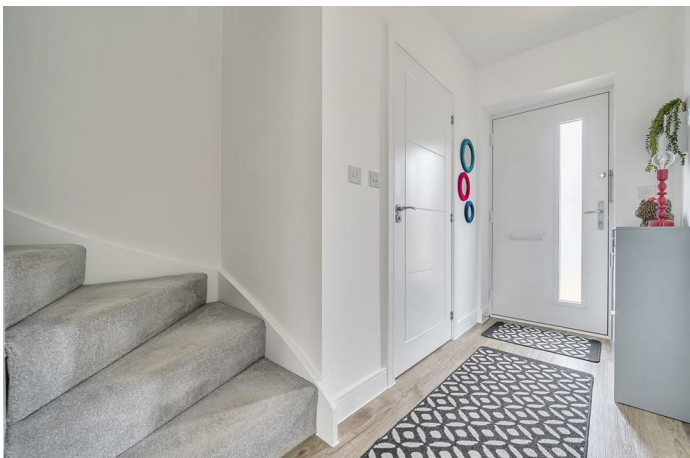
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AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. 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.

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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.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (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 | | |
| England & Wales | | |



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