



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1388783

### Howard Close, Lee-on-the-Solent, PO13

Approximate Area = 1250 sq ft / 116.1 sq m  
Garage = 94 sq ft / 8.7 sq m  
Total = 1344 sq ft / 124.8 sq m  
For identification only - Not to scale

**FOR SALE**  
**£490,000**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus)	A	
(81-91)	B	
(69-80)	C	
(55-58)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**22 Howard Close, Lee-On-The-Solent, Hampshire, PO13 8LU**

3 2 3  
BEDROOMS BATHROOMS RECEPTIONS

02392 553 636

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



## SUMMARY

A beautifully presented 3 bedroom detached home set in a quiet cul-de-sac in Lee-on-the-Solent. Offering a modern interior, versatile ground floor studio and a spacious rear garden, this is an ideal home for families or those working from home.

To the front, the property benefits from driveway parking and access to the garage storage. Inside, the Shaker-style kitchen with fitted appliances sits at the front of the house, leading through the hallway to the downstairs W.C. and the generous rear lounge. This brilliant living space offers room to relax by the wood burner at one end and additional seating or play space at the other. A conservatory at the rear provides a dedicated dining area with views over the garden.

A real highlight is the separate ground floor studio/home office, currently used as a hairdressing salon with its own private side entrance – perfect for anyone needing a flexible workspace.

Upstairs are 3 bedrooms and a family bathroom. The large main bedroom features fitted wardrobes and a recently updated ensuite shower room.

The rear garden is low-maintenance, mainly laid to artificial lawn with a spacious patio area ideal for outdoor dining and entertaining.

A modern, versatile home in a peaceful location – not to be missed.



### 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.

### 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 E

