

FOR SALE



Headley Close, Lee-On-The-Solent
Offers In Excess Of £290,000


MARTIN&CO

Headley Close, Lee-On-The-Solent

Offers In Excess Of £290,000

- Two Double Bedrooms
- Extended End Of Terrace
- Modern Fitted Kitchen
- Conservatory
- Detached Garage

This charming two double bedroom end-terraced home commands a larger than average corner plot and is beautifully presented throughout. Situated in the sought-after Cul-De-Sac of Headley Close, features include a spacious rear extension, detached garage and stunning gardens to both front and rear.

PROPERTY DESCRIPTION □ Charming Two-Bedroom End-Terraced Home – Lee-On-The-Solent
Offers in Excess of £290,000
Headley Close, Lee-On-The-Solent, PO13

□□ Key Features

- Two spacious double bedrooms
- Extended end-of-terrace on a generous corner plot
- Bright conservatory opening to rear garden
- Stylish modern fitted kitchen(dishwasher, fridge freezer, washer and microwave)
- Detached garage with secure parking
- Quiet cul-de-sac location
- Gas central heating & double glazing



- Energy rating: C (Potential B)
- Walking distance to beach, shops & schools

Property Description

Located in the peaceful and sought-after cul-de-sac of Headley Close, this beautifully presented two-bedroom end-terraced home offers generous living space and a larger-than-average corner plot. The property features a stylish modern kitchen, a welcoming living room, and a bright conservatory that opens onto a spacious rear garden-perfect for entertaining or relaxing year-round. Upstairs, two well-proportioned double bedrooms provide flexible accommodation, complemented by a modern family bathroom. Outside, a detached garage offers secure parking and additional storage. The home benefits from gas central heating and double glazing throughout. This property is ideally positioned close to excellent local schools, shops, transport links, and the beach-making it a perfect choice for families, first-time buyers, or those looking to downsize near the coast.

Total Area: Approx. 729 ft² / 67.7 m²

Energy Performance Certificate

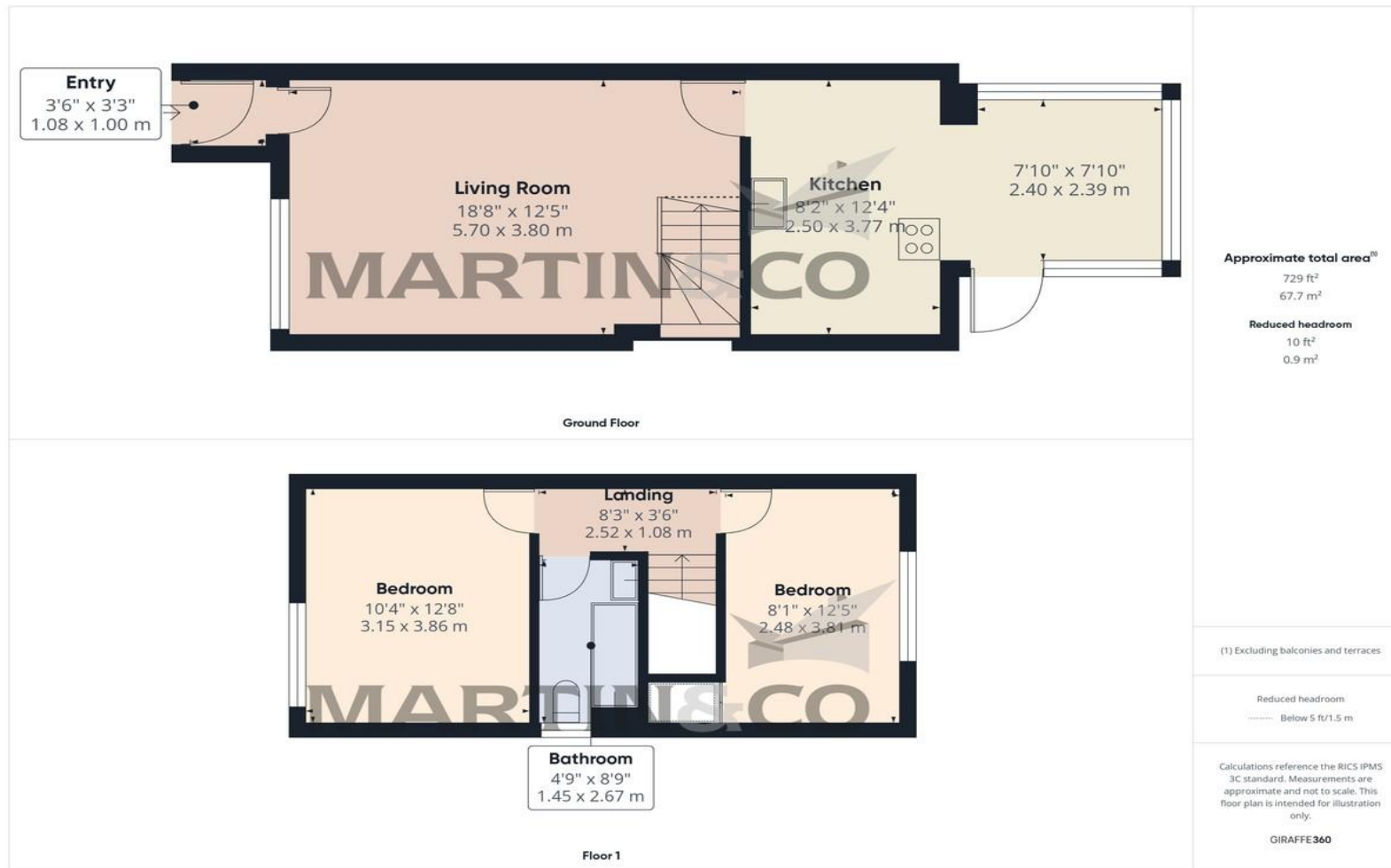
- Current Rating: C (71)
- Potential Rating: B (84)

Enjoy lower bills and greener living with this energy-efficient home.

- Vendor is an employee of Martin & Co
- Identity checks required via MoveButler (£60 inc. VAT per person)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.