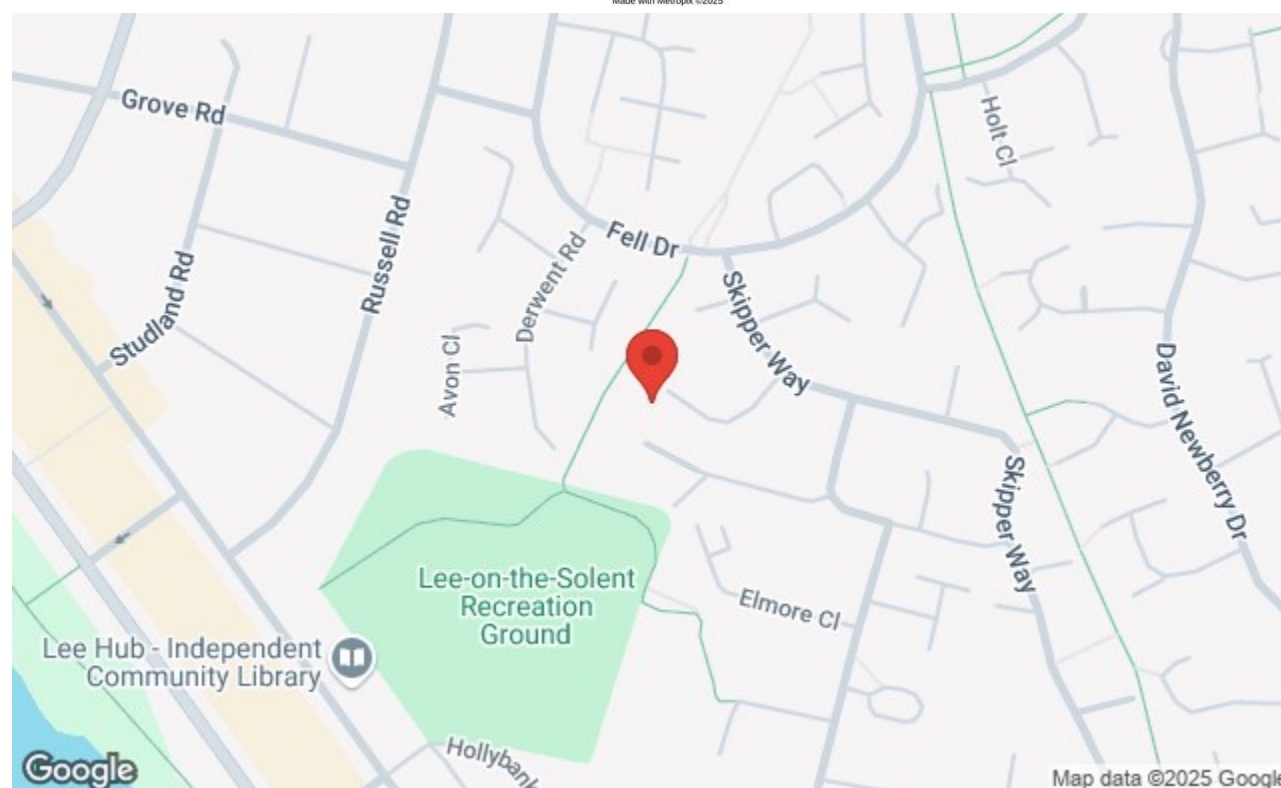


TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660



Price Guide £310,000

Sea Crest Road, Lee-On-The-Solent PO13 8HH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- EXTENDED THREE BEDROOM END OF TERRACED HOUSE
- DOWNSTAIRS WC
- FITTED KITCHEN
- SPACIOUS LOUNGE
- SOLAR PANELS
- CUL DE SAC LOCATION
- GARAGE
- CLOSE TO LEE REC & BEACH
- BAY HOUSE SCHOOL CATCHMENT
- DOUBLE GLAZING & GAS CENTRAL HEATING

Bernards is pleased to present this charming three-bedroom end of terrace house, ideally located on Sea Crest Road in the sought-after area of Lee-On-The-Solent. This delightful property is just a short stroll from local schools, the picturesque Lee Recreation Park, the beach, and a variety of high street shops, making it perfect for families and those who enjoy a vibrant community atmosphere.

Upon entering the home, you will find a welcoming lounge/diner that provides a comfortable space for relaxation and entertaining. The fitted kitchen is practical and well-equipped, catering to all your culinary needs. The property boasts three generously sized bedrooms, ensuring ample space for family or guests. Additionally, there is a conveniently located downstairs WC and a family bathroom, enhancing the functionality of the home.

Outside, the property features an enclosed rear garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. For added convenience, a garage is available in a nearby block, providing secure storage for your vehicle or additional belongings.

Situated in a peaceful cul-de-sac, this property is a must-see for anyone looking to settle in a desirable location. With its excellent amenities and proximity to the coast, this end of terrace house presents a wonderful opportunity for both first-time buyers and families alike.

This property also presents a prime investment opportunity, offering a strong and consistent rental yield of 5%. With a potential rental income of £1400.00 per calendar month, this property generates an attractive annual income of £16,800. Do not miss the chance to make this lovely home your own.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

11'9 x 10'4 (3.58m x 3.15m)

LOUNGE

16'6 x 11'9 (5.03m x 3.58m)

DINING ROOM

16'5 x 7'11 (5.00m x 2.41m)

LANDING

BEDROOM ONE

12'0 x 9'7 (3.66m x 2.92m)

BEDROOM TWO

9'3 x 8'11 (2.82m x 2.72m)

BEDROOM THREE

8'11 x 7'0 (2.72m x 2.13m)

BATHROOM

7'2 x 6'1 (2.18m x 1.85m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

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. Bernards 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.

ANTI MONEY LAUNDERING

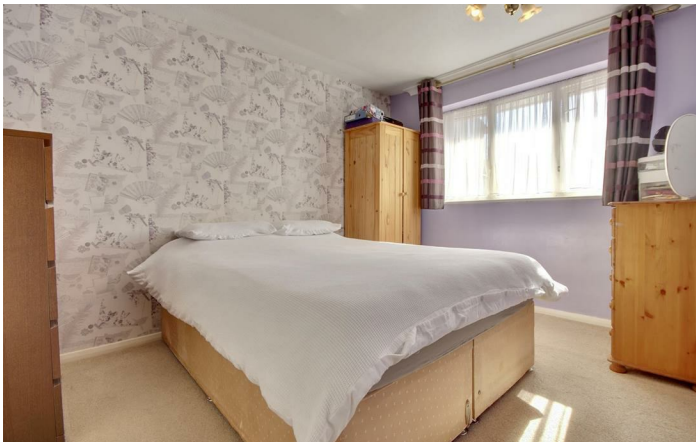
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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

REMOVAL QUOTES

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.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.



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		
EU Directive 2002/91/EC		
England & Wales		

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