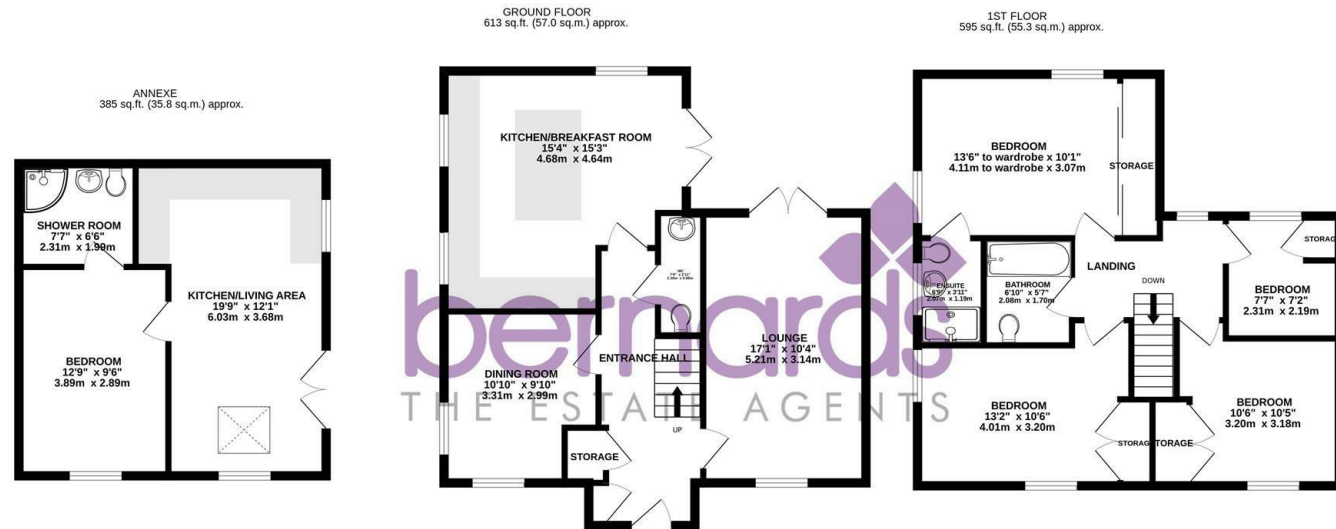




Offers Over £580,000

Bayntun Drive, Lee-On-The-Solent PO13 9JY

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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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HIGHLIGHTS

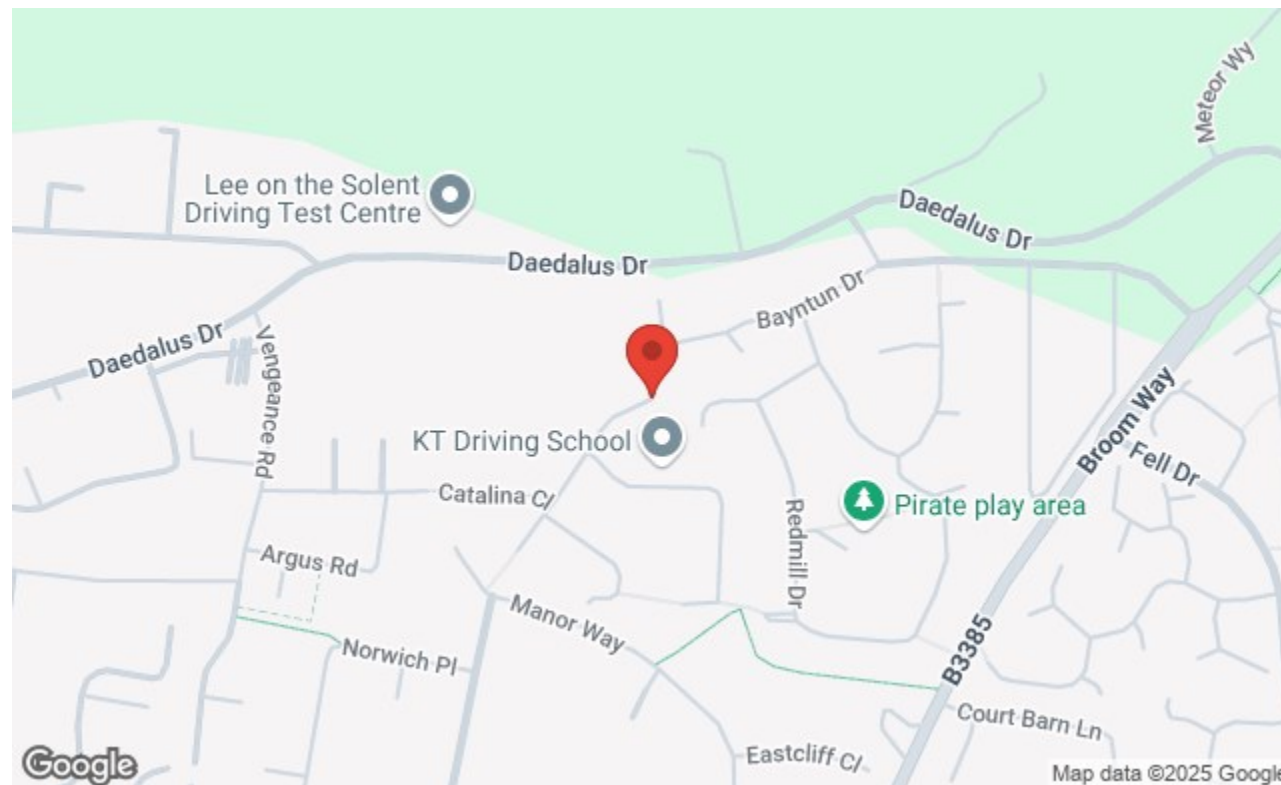
- ❖ A VERY WELL PRESENTED DETACHED HOUSE
- ❖ FOUR DOUBLE BEDROOMS & ONE BEDROOM SELF CONTAINED ANNEXE
- ❖ TWO EN SUITE BATHROOMS & FAMILY BATHROOM
- ❖ DRIVEWAY PROVIDING OFF ROAD PARKING
- ❖ DOWNSTAIRS WC
- ❖ 17FT LOUNGE
- ❖ DINING ROOM
- ❖ 15FT KITCHEN/BREAKFAST ROOM
- ❖ BAY HOUSE SCHOOL CATCHMENT
- ❖ CLOSE TO LEE ON THE SOLENT HIGH STREET & BEACH

Nestled in the sought-after area of Bayntun Drive, Lee-On-The-Solent, this splendid detached house presents an exceptional opportunity for families seeking both space and convenience. Spanning an impressive 1,594 square feet, the property boasts five well-appointed bedrooms, including a master suite with an en suite shower room, ensuring comfort and privacy for all family members.

Upon entering, you are greeted by a generous lounge that invites relaxation, complemented by a separate dining room ideal for entertaining guests. The modern fitted kitchen/breakfast room is a delightful space for culinary pursuits, while a convenient downstairs WC adds to the practicality of the home. The additional self-contained one-bedroom annexe is a rare find, featuring an open-plan kitchen and living area, along with its own en suite, making it perfect for guests or as a private retreat.

The exterior of the property is equally appealing, with a front driveway providing off-road parking, and an attractive enclosed rear garden that offers a peaceful outdoor space for family gatherings or quiet moments of reflection.

Situated just a stone's throw from the beach and the vibrant high street shops of Lee-On-The-Solent, this home is ideally located within the Bay House school catchment area, making it a perfect choice for families. With its blend of modern living and prime location, this property is not to be missed. Bernards are proud to present this remarkable home, which is ready to welcome its new owners.



97 High Street, Gosport, PO12 1DS
t: 02392 004660



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PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS W/C**
7'9" x 2'2" (2.38 x 0.68)
- LOUNGE**
17'1" x 10'3" (5.21 x 3.14)
- DINING ROOM**
10'10" x 9'9" (3.31 x 2.99)
- KITCHEN/BREAKFAST ROOM**
15'4" x 15'2" (4.68 x 4.64)
- LANDING**
- BEDROOM ONE**
13'5" x 10'0" (4.11 x 3.07)
- EN SUITE**
6'9" x 3'10" (2.07 x 1.19)
- BEDROOM TWO**
13'1" x 10'5" (4.01 x 3.20)
- BEDROOM THREE**
10'5" x 10'5" (3.20 x 3.18)
- BEDROOM FOUR**
7'6" x 7'2" (2.31 x 2.19)
- FAMILY BATHROOM**
6'10 x 5'7 (2.08m x 1.70m)
- THE ANNEXE**
- ANNEX OPEN PLAN KITCHEN/LIVING AREA**
19'9" x 12'0" (6.03 x 3.68)
- ANNEX BEDROOM**
12'9" x 9'5" (3.89 x 2.89)
- ANNEX EN SUITE SHOWER ROOM**
7'6" x 6'6" (2.31 x 1.99)
- OUTSIDE**
- DRIVEWAY**
- ENCLOSED REAR GARDEN**

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.

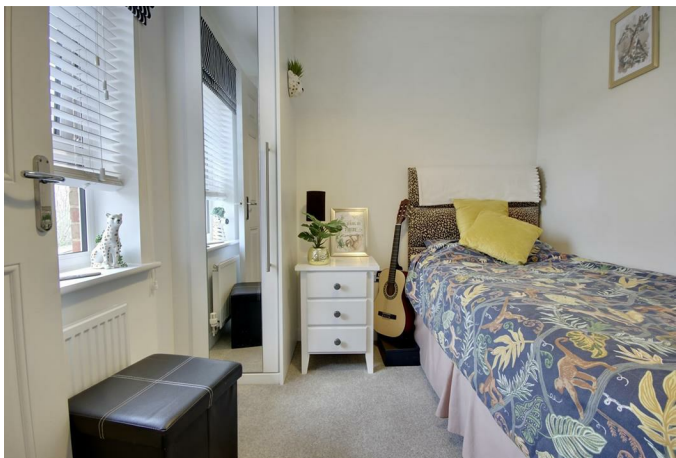
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

BERNARDS MORTGAGE AND 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!

ANTI-MONEY LAUNDERING (AML)
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



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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