

Offers Over £430,000

Megson Drive, Lee-On-The-Solent
PO13 8BA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ DOWNSTAIRS WC
- ❖ SEPARATE DINING ROOM
- ❖ UTILITY ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ SUNNY ASPECT REAR GARDEN
- ❖ DRIVEWAY & ADDITIONAL PARKING SPACE
- ❖ CHERQUE FARM LOCATION
- ❖ CONSERVATORY
- ❖ CLOSE TO ALVER VALLEY COUNTRY PARK

Bernards are delighted to present this charming three-bedroom detached house located on Megson Drive in the highly sought-after Cherque Farm area of Lee-On-The-Solent. Built in 2003, this well-maintained property spans an impressive 1,285 square feet and offers a perfect blend of comfort and modern living.

Upon entering, you will find a welcoming atmosphere enhanced by double glazing and gas central heating throughout. The ground floor features a spacious lounge, ideal for relaxation, alongside a separate dining room perfect for entertaining guests. The fitted kitchen is both functional and stylish, complemented by a convenient utility room and a delightful conservatory that invites natural light and provides a lovely view of the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a master suite with its own en

suite bathroom, ensuring privacy and convenience. A family bathroom serves the additional bedrooms, making this home suitable for families of all sizes.

Outside, the rear garden enjoys a sunny aspect, providing an excellent space for outdoor activities or simply unwinding in the fresh air. The front of the property features a driveway with an additional parking bay, ensuring ample parking for residents and visitors alike. The garage has been partially converted, offering potential for further development or storage.

This delightful home is ideally situated near the Alver Valley Country Park and the beach, making it perfect for those who enjoy outdoor pursuits. Additionally, it falls within the catchment area for the highly regarded Bay House School, making it an excellent choice for families. This property is a wonderful opportunity for anyone looking to settle in a vibrant community with plenty to offer.

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





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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

5'9 x 2'11 (1.75m x 0.89m)

LIVING ROOM

18'5 x 12'0 (5.61m x 3.66m)

DINING ROOM

11'3 x 8'2 (3.43m x 2.49m)

KITCHEN

11'1 x 7'4 (3.38m x 2.24m)

BREAKFAST ROOM

9'6 x 8'3 (2.90m x 2.51m)

CONSERVATORY

12'6 x 9'6 (3.81m x 2.90m)

LANDING

BEDROOM ONE

15'7 x 10'4 (4.75m x 3.15m)

EN SUITE

8'8 x 3'10 (2.64m x 1.17m)

BEDROOM TWO

11'9 x 8'8 (3.58m x 2.64m)

BEDROOM THREE

8'2 x 6'8 (2.49m x 2.03m)

BATHROOM

8'9 x 5'2 (2.67m x 1.57m)

OUTSIDE

DRIVEWAY

GARAGE

10'11 x 10'0 (3.33m x 3.05m)

Partially converted.

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.

Bernards 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!

Removal Quotes

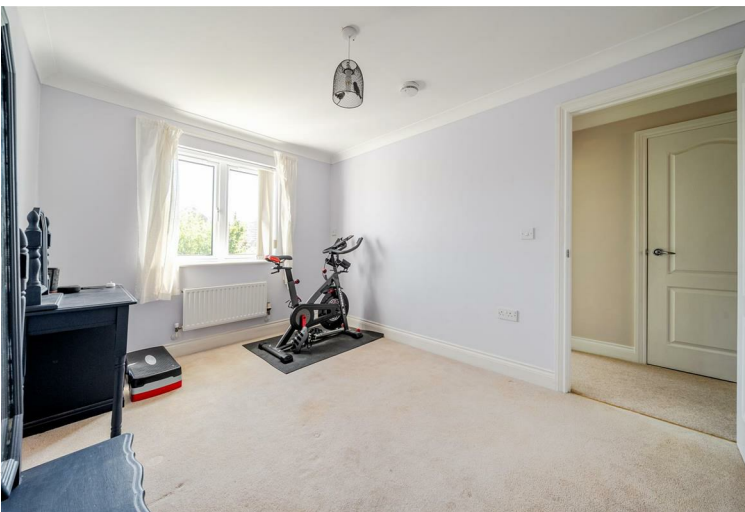
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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

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		
England & Wales		
EU Directive 2002/91/EC		



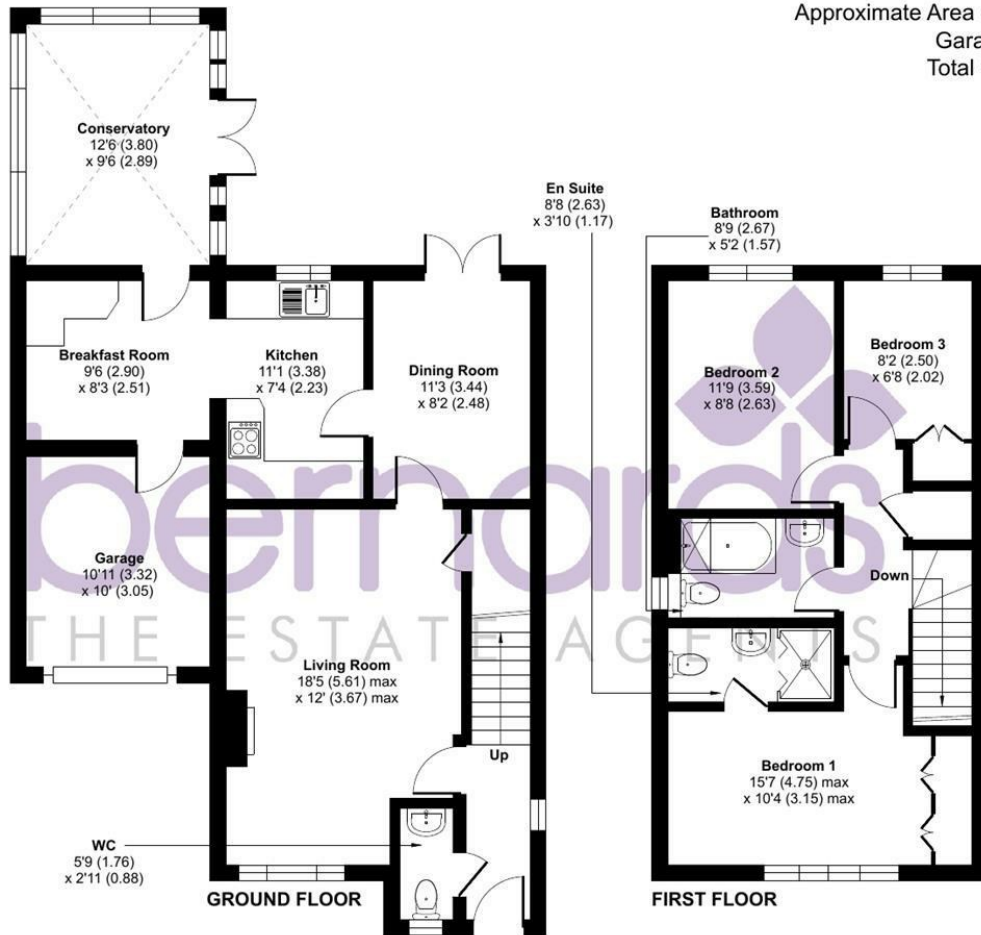
Megson Drive, Lee-on-the-Solent, PO13

Approximate Area = 1181 sq ft / 109.7 sq m

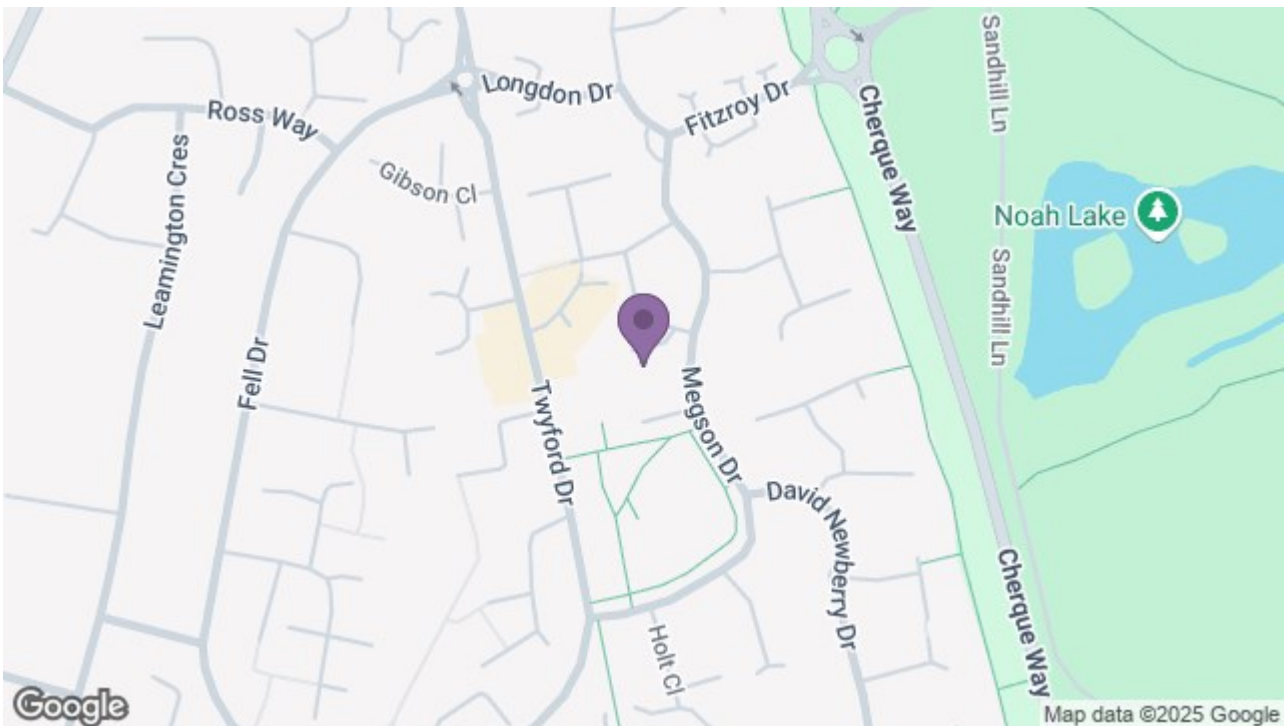
Garage = 104 sq ft / 9.6 sq m

Total = 1285 sq ft / 119.3 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1262441



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