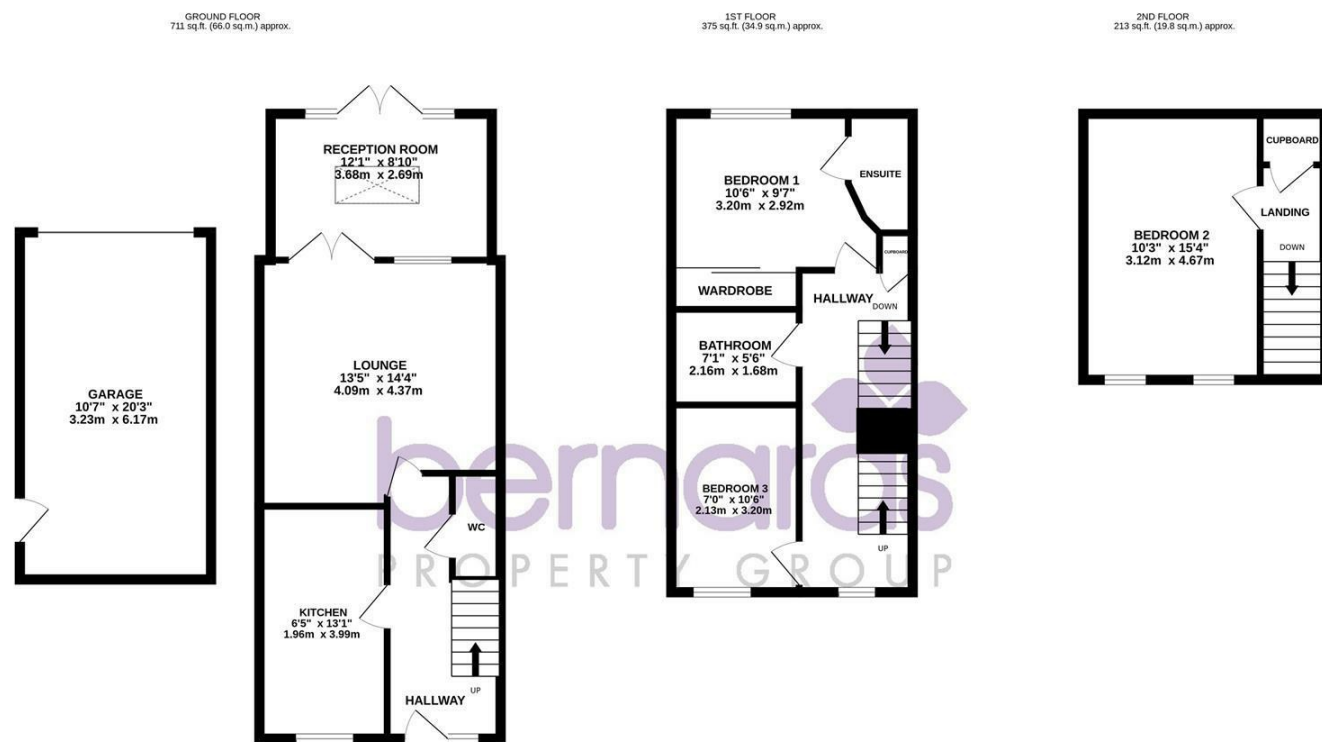
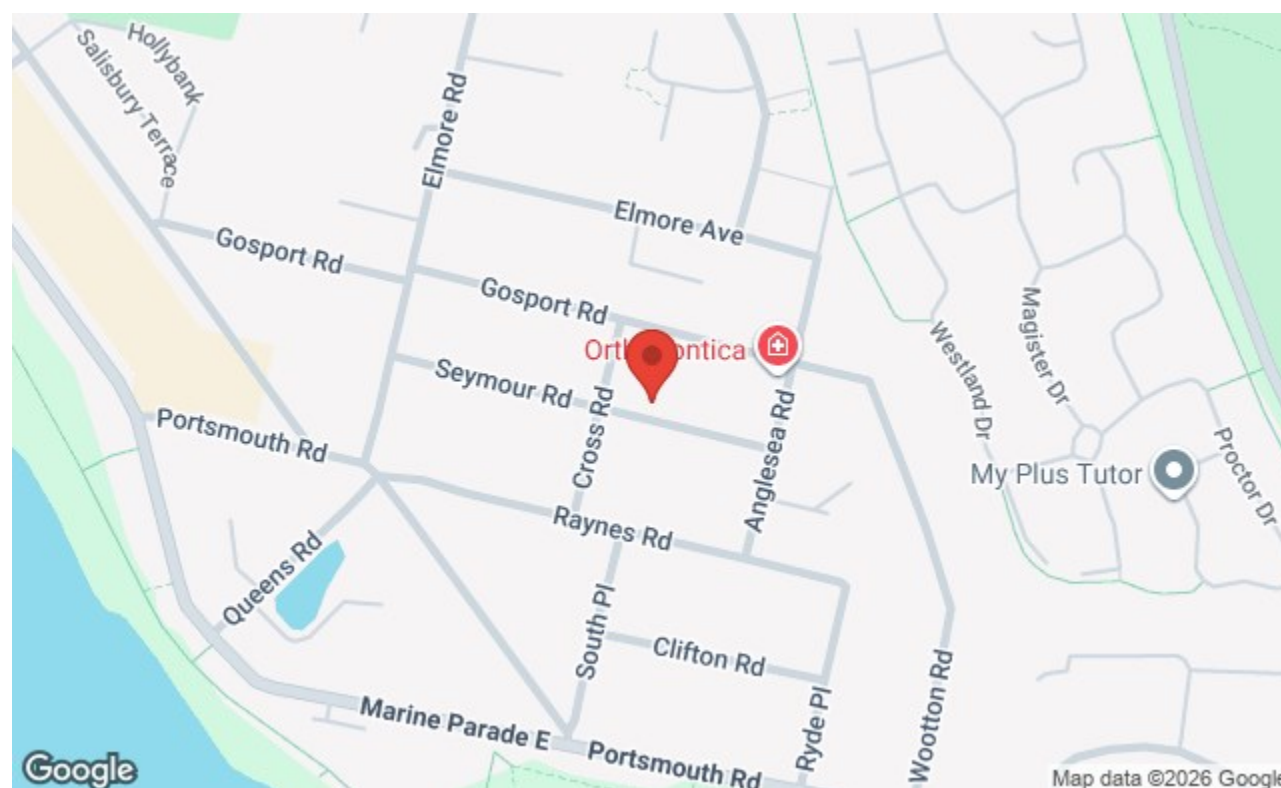




TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.

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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Guide Price £360,000

Seymour Road, Lee-on-the-solent PO13 9EG

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THE ESTATE AGENTS



HIGHLIGHTS

- DOUBLE DRIVE AT REAR
- SPACIOUS
- LARGE GARAGE
- PAVED GARDEN
- EN-SUITE
- NEUTRALLY DECORATED
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO SEAFRONT
- NEW BUILD IN 2012
- GENEROUS SIZE TOP FLOOR BEDROOM WITH PARTIAL VIEWS TO THE ISLE OF WIGHT

Introducing Seymour Road, Lee-on-the-Solent, this delightful townhouse presents an excellent opportunity for families looking to upsize. Built in 2012, the property boasts a modern and neutral style throughout, ensuring a fresh and inviting atmosphere.

Upon entering, you will find two spacious reception rooms, perfect for both relaxation and entertaining. The well-designed layout includes three comfortable bedrooms, providing ample space for family living. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this home is the generous parking arrangement, which accommodates up to three vehicles. The

double driveway at the rear leads to a large garage, offering additional storage, workshop space or that desirable third parking space.

The location is particularly appealing, situated close to local schools and the sea front, making it ideal for families. The paved garden is easy to maintain, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

This property is a fantastic choice for those seeking a modern family home in a desirable area. With its thoughtful design and convenient amenities, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely townhouse your new family haven.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

KITCHEN

6'5" x 13'1" (1.96 x 3.99)

LOUNGE

13'5" x 14'4" (4.09 x 4.37)

RECEPTION ROOM

12'0" x 8'9" (3.68 x 2.69)

FIRST FLOOR LANDING

BEDROOM

10'5" x 9'6" (3.20 x 2.92)

ENSUITE

BATHROOM

7'1" x 5'6" (2.16 x 1.68)

BEDROOM

6'11" x 10'5" (2.13 x 3.20)

SECOND FLOOR LANDING

BEDROOM

10'2" x 15'3" (3.12 x 4.67)

OUTSIDE

ENCLOSED REAR GARDEN

DOUBLE DRIVEWAY

GARAGE

FREEHOLD - COUNCIL TAX BAND C

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!

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.

BUYER VERIFICATION

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.

RECOMMENDED SOLICITORS

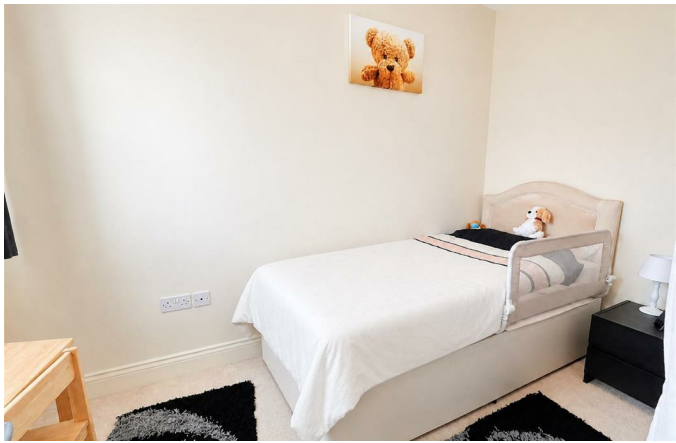
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.



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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