



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386777



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



Offers Over £300,000

Gibson Close, Lee-On-The-Solent PO13 8JD

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 THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Semi-Detached House
- ❖ 3 Bedrooms
- ❖ Conservatory
- ❖ Garage
- ❖ Modern Kitchen
- ❖ Separate Dining Room
- ❖ Parking
- ❖ Garden
- ❖ Sought after location
- ❖ Close to schools

Situated in the charming area of Gibson Close, Lee-On-The-Solent, this delightful semi-detached house offers a perfect blend of comfort and convenience. With 3 well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, providing a welcoming atmosphere throughout.

Spanning approximately 850 square feet, the home features a spacious living area that invites natural light, creating a warm and inviting environment. The kitchen is functional and well-equipped, making it a great space for culinary enthusiasts to prepare meals and entertain guests. The bathroom is conveniently located, ensuring ease of access for all residents.

The property also benefits from a garage with parking in front and a nice manageable rear garden.

The location of this property is particularly appealing, as Lee-On-The-Solent is known for its picturesque coastal views and vibrant community. Residents can enjoy nearby amenities, including shops, schools, and recreational facilities, all within a short distance. The proximity to the beach offers opportunities for leisurely strolls and outdoor activities, enhancing the overall lifestyle.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and expectations. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing  
 02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**TENURE - FREEHOLD**  
**FREEHOLD** - Council Tax Band C  
**COUNCIL TAX BAND C**  
**OFFER CHECK PROCEDURE**

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation

**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 Bernard's 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.

**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.

**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!

**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.



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	74	79
England & Wales		



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