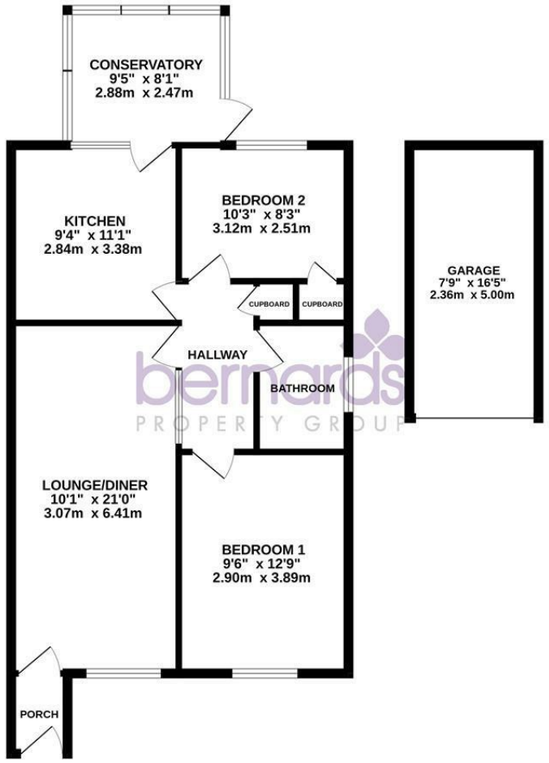
GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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

FOR SALE

Guide Price £375,000

Fell Drive, Lee-On-The-Solent PO13 8HP

bernards
THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- DRIVEWAY FOR 3 CARS
- HIGHLY SOUGHT AFTER LOCATION
- GENEROUS SIZED LOUNGE DINER
- WALKING DISTANCE TO HIGH STREET
- GARAGE IN BLOCK
- CONSERVATORY
- SUMMER HOUSE & SHED
- NEUTRAL DECOR THROUGHOUT
- CLOSE TO SHOPS & AMENITIES
- LANDSCAPED GARDEN

Located in the heart of Lee-On-The-Solent, this delightful semi-detached bungalow on Fell Drive offers ample space for relaxation, featuring a large sun soaked landscaped garden! The two well-appointed bedrooms are ideal for downsizers or small families.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the generous parking, accommodating up to three vehicles on the driveway and a separate garage in a block. A rare find in this desirable location.

Lee-On-The-Solent is known for its picturesque coastal views and vibrant community, making it an excellent choice for those who appreciate a seaside lifestyle. With local amenities, schools, and recreational facilities nearby, this home is perfectly situated for both convenience and leisure.

This semi-detached house on Fell Drive is not just a property; it is a place where you can create lasting memories. Whether you are looking to settle down or invest in a promising area, this home offers a wonderful opportunity to enjoy all that Lee-On-The-Solent has to offer.

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

PROPERTY INFORMATION

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.

ASSISTANCE WITH REMOVALS

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.

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.

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.

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.

PORCH

LOUNGE/DINER
10'0" x 21'0" (3.07 x 6.41)

HALLWAY

BATHROOM

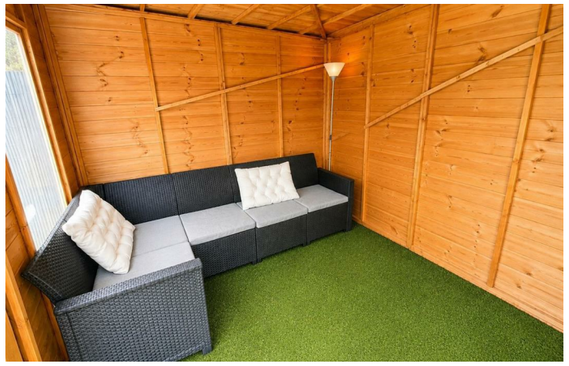
BEDROOM 1
9'6" x12'9" (2.90 x3.89)

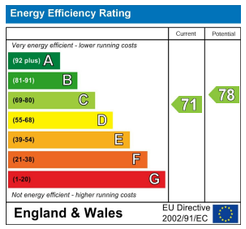
BEDROOM 2
10'3" x 8'3" (3.12m x 2.51m)

KITCHEN
9'4" x 11'1" (2.84m x 3.38m)

CONSERVATORY
9'4" x 11'1" (2.84m x 3.38m)

GARAGE
7'9" x 16'5" (2.36m x 5.00m)





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