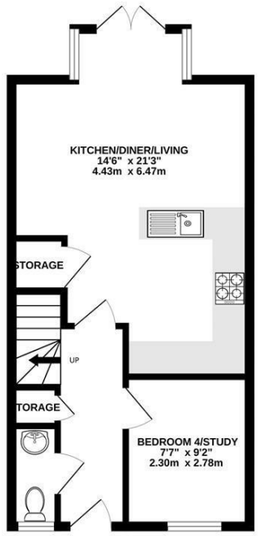
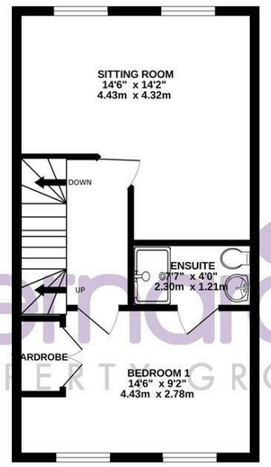
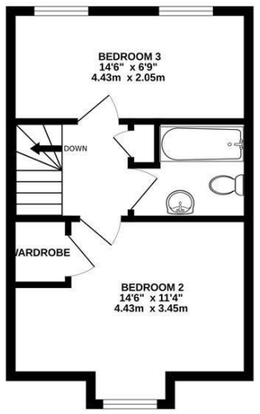
GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



bernards PROPERTY GROUP

TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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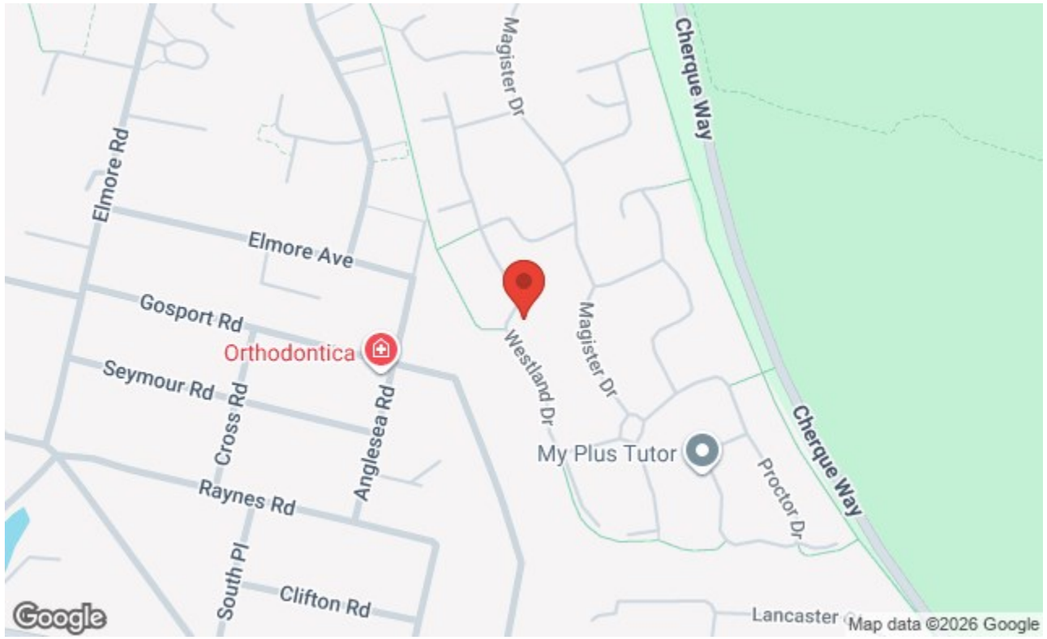

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Asking Price £365,000

Westland Drive, Lee-On-The-Solent PO13 8GH

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4 2 3

HIGHLIGHTS

- Spacious three/four bedroom mid-terraced townhouse arranged across three floors
- Beautifully presented throughout with modern décor and quality finishes
- Stunning open-plan kitchen, dining and living space forming the hub of the home
- Sleek modern kitchen with quartz worktops and high-end fitted appliances
- Versatile ground floor room ideal as a fourth bedroom, office or additional reception room
- Large first floor sitting room providing an excellent separate living space
- Generous principal bedroom with fitted wardrobes and en-suite shower room
- Two further well-proportioned bedrooms and a modern family bathroom on the top floor
- Southerly facing low-maintenance rear garden with plenty of space for outdoor seating
- Allocated parking beneath a car port within the residents parking area to the rear

Situated within a popular Cherque Farm, this beautifully presented three/four bedroom mid-terraced townhouse offers spacious and versatile accommodation arranged across three floors, perfectly suited to modern family living.

The property is presented in good decorative order throughout, with the standout feature undoubtedly being the impressive open-plan kitchen, dining and living space positioned at the rear of the ground floor. Designed to be the true hub of the home, this contemporary space combines sleek modern styling with practicality and benefits from high-end fitted appliances, quartz worktops and ample storage, whilst patio doors provide direct access out to the rear garden.

Upon entering the property, the welcoming entrance hallway provides access to a downstairs W/C and useful storage cupboard. To the front of the home is a versatile additional room which could be utilised as a fourth bedroom, home office, playroom or further reception room depending on a buyer's requirements.

The first floor offers a spacious formal sitting room alongside bedroom one, a generous double room complete with fitted wardrobes and a modern en-suite shower room. The second floor continues to impress with two further well-proportioned bedrooms and a stylish family bathroom.

Outside, the rear garden enjoys a sunny southerly aspect and has been designed for ease of maintenance with an attractive patio layout providing plenty of space for outdoor seating and entertaining. The property also benefits from 2 allocated parking space with one beneath a car port located within the residents' parking area to the rear of the terrace.

A fantastic opportunity to purchase a stylish and highly flexible modern townhouse offering generous accommodation, quality finishes and excellent living space throughout.

Call today to arrange a viewing
02392 553 636
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PROPERTY INFORMATION

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.

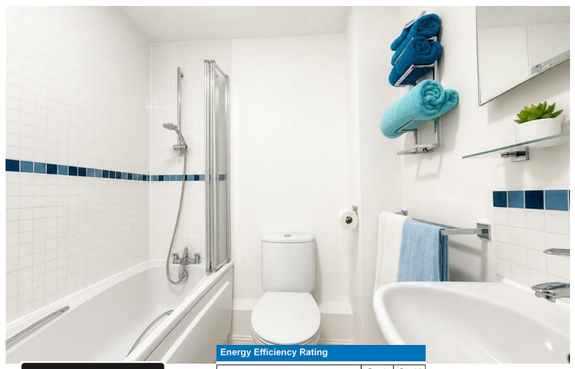
DISCLAIMER STATEMENT

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.

FREEHOLD - Council Tax Band:



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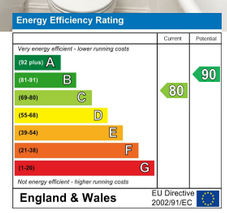

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