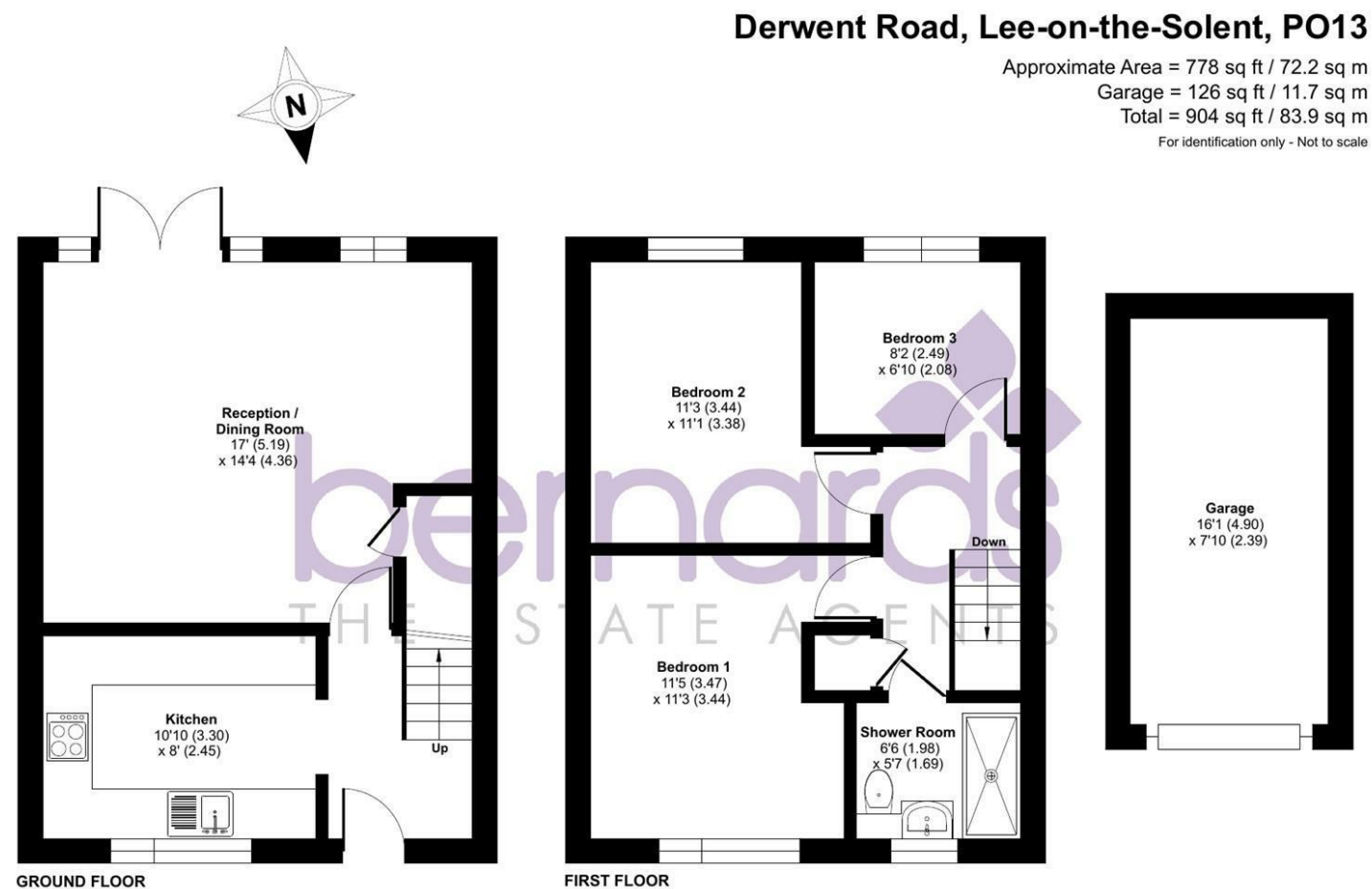




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397948



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



Offers Over £325,000

Derwent Road, Lee-On-The-Solent PO13 8JG

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HIGHLIGHTS

- Beautifully renovated 3 bedroom home
- Quiet cul-de-sac position, set back from the road
- Stylish modern kitchen with Neff appliances
- Slide & Hide oven and induction hob
- Worcester combination boiler provides hot water and central heating via radiators
- Stunning walk-in shower room with double unit
- Rear double bedroom with far-reaching views
- Landscaped and fenced fully enclosed rear garden
- Walking distance to the seafront and town centre
- Spacious lounge/diner with new patio doors

Guide price £325,000 - £335,000

Situated in a quiet and sought-after cul-de-sac in Lee-on-the-Solent, this beautifully renovated three-bedroom end-of-terrace home enjoys a peaceful position set back from the road.

The property has been comprehensively refurbished throughout by the current owners. The stylish modern kitchen features a range of integrated Neff appliances, including a Slide & Hide oven, induction hob and dishwasher, along with ample storage and worktop space.

To the rear is a bright and spacious lounge/diner with a large storage cupboard and newly installed patio doors opening onto the garden. Upstairs are three well-proportioned bedrooms and a contemporary walk-in shower room. The rear bedroom enjoys pleasant views across the playing fields, with glimpses of the Solent on

clear days.

Outside, the enclosed rear garden offers a generous patio area and lawn, making it ideal for relaxing or entertaining. The property also benefits from a garage located in a nearby block, providing useful storage or secure parking. Backing directly onto a local park and playing fields, the setting is perfect for families with children or dog owners looking to enjoy open green space right on their doorstep.

Conveniently located within walking distance of the town centre and seafront, this superbly presented home combines modern living with a peaceful coastal setting.

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



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

10'9" x 8'0" (3.30 x 2.45)

LOUNGE/DINING ROOM

17'0" x 14'3" (5.19 x 4.36)

FIRST FLOOR LANDING

BEDROOM 1

11'4" x 11'3" (3.47 x 3.44)

BEDROOM 2

11'3" x 11'1" (3.44 x 3.38)

BEDROOM 3

8'2" x 6'9" (2.49 x 2.08)

SHOWER ROOM

6'5" x 5'6" (1.98 x 1.69)

OUTSIDE

ENCLOSED REAR GARDEN

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.

OFFER CHECK PROCEDURE

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

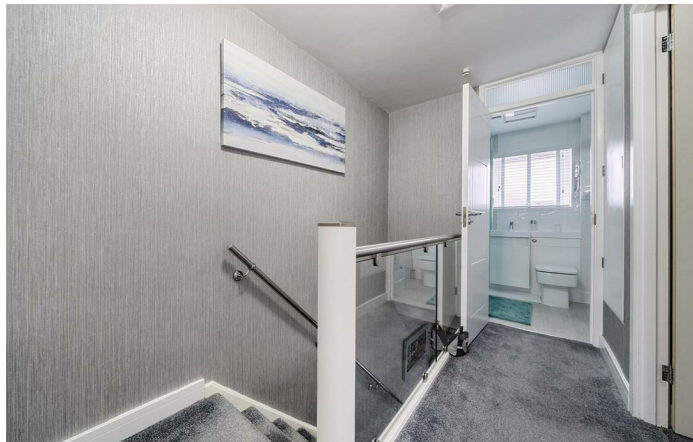
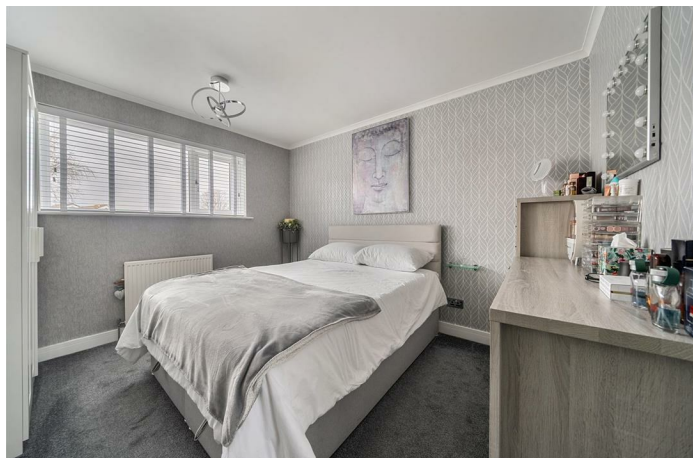
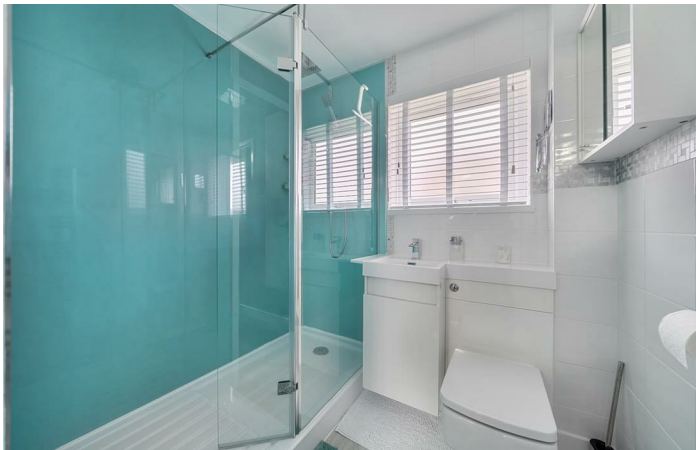
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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		90
(81-91) B		
(69-80) C	75	
(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
		



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