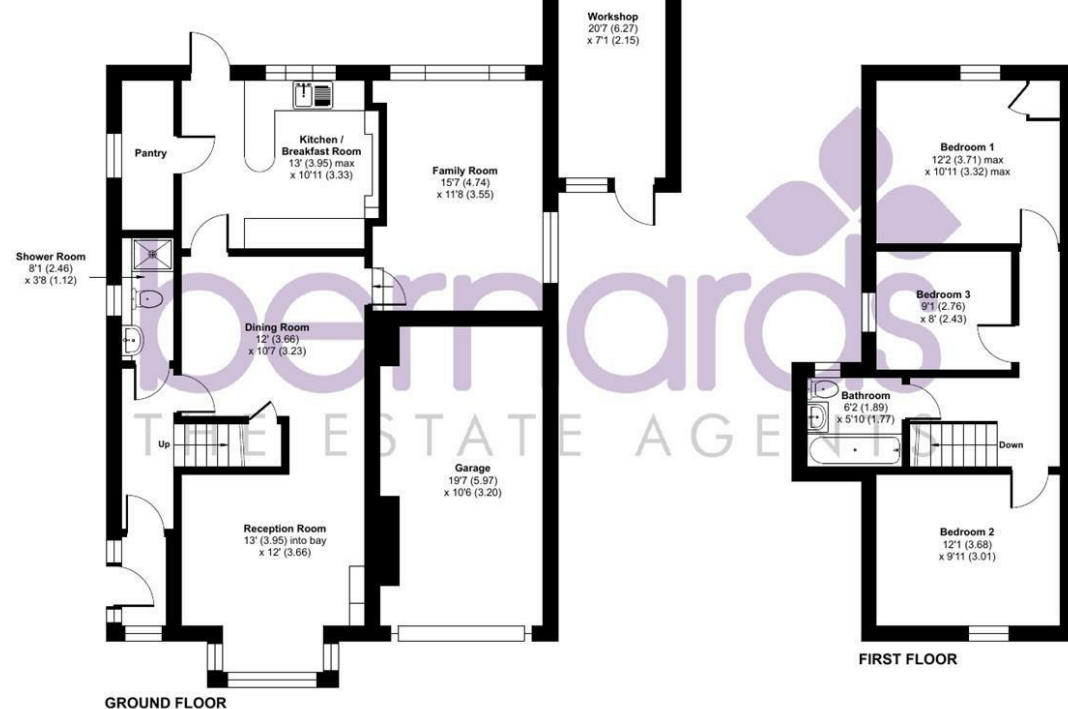


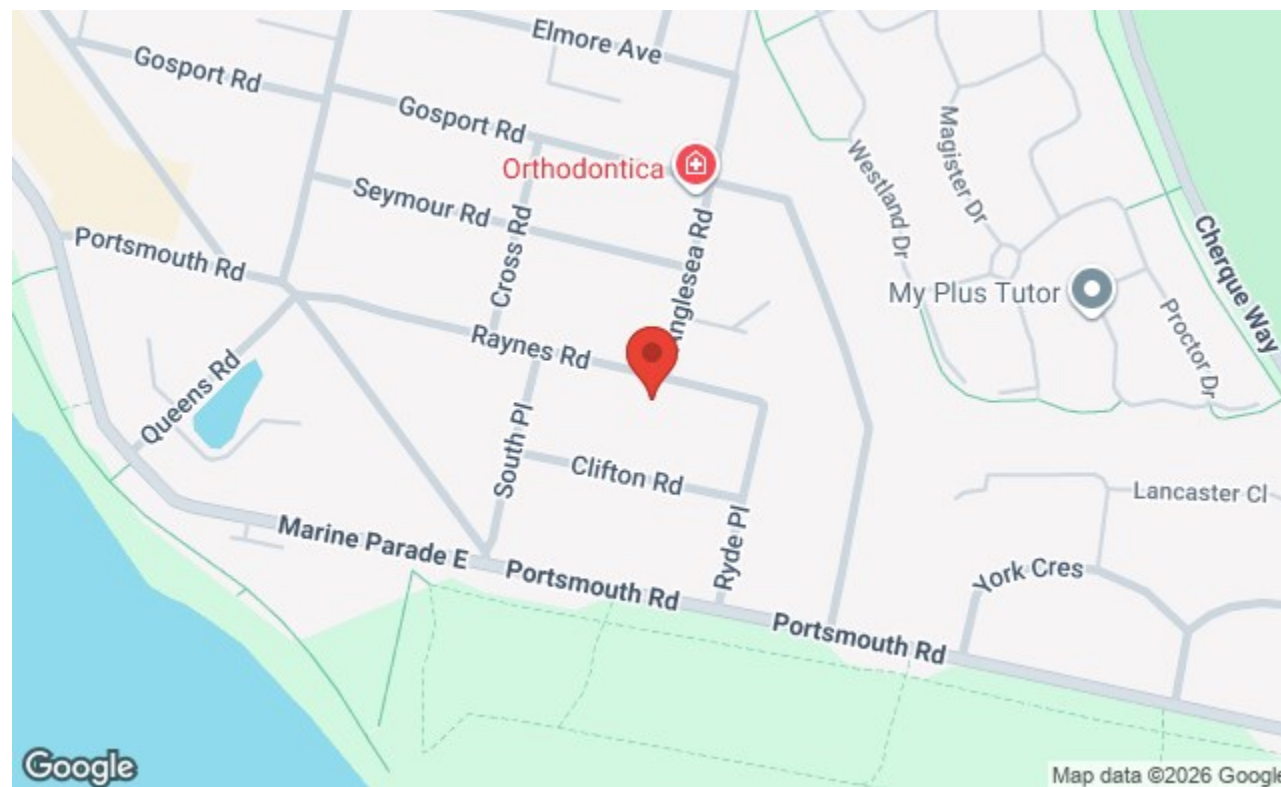


Raynes Road, Lee-on-the-Solent, PO13

Approximate Area = 1219 sq ft / 113.2 sq m
Garage = 209 sq ft / 19.4 sq m
Outbuilding = 145 sq ft / 13.4 sq m
Total = 1573 sq ft / 146 sq m
For identification only - Not to scale



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: 1419649



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t: 02392 553 636



Asking Price £450,000

Raynes Road, Lee-On-The-Solent PO13 9AJ

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HIGHLIGHTS

- Three bedroom detached home in a popular Lee-on-the-Solent location
- Offered to the market with no forward chain
- Huge scope to modernise and personalise throughout
- Potential to extend the first floor (subject to planning permission)
- Living room, dining room and additional family room
- Kitchen/breakfast room with access to the garden
- Utility area and downstairs shower room
- South-facing rear garden with lawn and mature flower beds
- Covered veranda seating area overlooking the garden
- Garage, driveway parking and workshop/gym

Situated within a popular residential road in Lee-on-the-Solent, this three bedroom detached home presents an exciting opportunity for a new owner to modernise and extend, creating a superb long-term family home. The property is offered with no forward chain, making it an ideal purchase for buyers looking for a straightforward move.

The house already benefits from a generous ground floor layout, comprising a living room to the front, a separate dining room, and an additional sitting/family room to the rear overlooking the garden. The kitchen/breakfast room is positioned towards the back of the property with a door leading directly out to the garden, and is complemented by a useful utility area and downstairs shower room, adding further practicality for modern family living.

Upstairs, the first floor offers three bedrooms and a family bathroom. Subject to the necessary planning permissions, the property offers excellent scope to extend over the remaining ground floor footprint, which would significantly increase the first floor

accommodation and create a much larger home.

To the rear of the kitchen is a covered veranda, providing a pleasant sheltered seating area and a lovely spot to enjoy the garden in all seasons. The south-facing rear garden has been lovingly cared for, with a generous lawn and mature, well-stocked flower beds creating an attractive and private outdoor space.

Also accessed from the rear garden is an additional outbuilding/workshop, as shown on the floorplan. This versatile space has been used over the years for storage and as a home gym, offering further potential depending on a new owner's needs.

To the front of the property there is ample driveway parking leading to the integral garage.

Homes with this level of space, potential and location rarely come to the market in Lee-on-the-Solent, making this a fantastic opportunity for buyers looking to create a home tailored to their own taste and requirements.

Call today to arrange a viewing
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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.

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!

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.

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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.

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FREEHOLD - Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(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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