

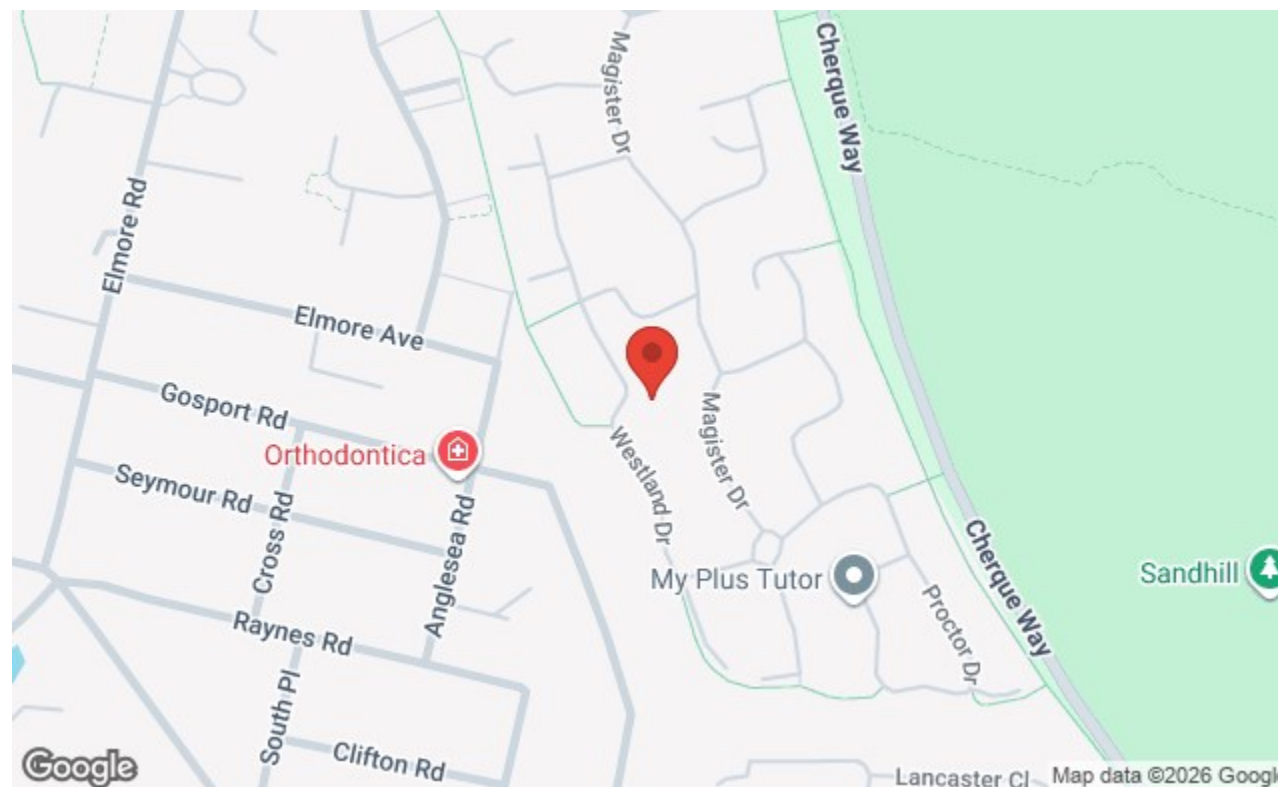
GROUND FLOOR  
168 sq.ft. (15.7 sq.m.) approx.

FIRST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 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

Offers Over £180,000

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

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THE ESTATE AGENTS



## HIGHLIGHTS

- Freehold one bedroom coach house
- Popular residential area of Lee-on-the-Solent
- Own private front door
- Spacious open plan living/dining/kitchen
- Three windows allowing plenty of natural light throughout the living space
- Well-proportioned double bedroom with fitted wardrobe
- Family bathroom
- Large internal storage cupboard plus additional external storage
- Garage located beneath the property providing valuable parking/storage
- Ideal investment or suitable for first-time buyers/downsizers

Tucked away in a popular residential location in Lee-on-the-Solent, this freehold one-bedroom coach house offers an excellent opportunity for a range of buyers, from first-time purchasers to downsizers, as well as landlords seeking a ready-made investment.

The property benefits from its own private front door, with stairs rising to the main accommodation. The layout has been thoughtfully arranged, with a generous open plan living/dining/kitchen space stretching from front to back, creating a light and airy feel. Three windows allow for plenty of natural light, while a large built-in storage cupboard adds practical convenience.

Across the hallway, you will find a well-proportioned double bedroom complete with fitted wardrobe, alongside the family bathroom. The property is presented in good, functional

condition throughout, offering a blank canvas for a buyer to put their own stamp on over time.

Externally, there is the added benefit of a garage beneath the property as well as an additional storage cupboard, providing useful space that is often hard to come by with similar homes.

Offered with a tenant currently in situ, this home presents an attractive investment opportunity with immediate income potential. Equally, it would make a superb first purchase or low-maintenance home for those looking to downsize, with the added advantage of owning a freehold property.

Early interest is expected - please contact us to arrange your viewing.

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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE/DINING/KITCHEN

13'2" x 18'6" (4.03 x 5.64)

## BATHROOM

6'0" x 7'8" (1.84 x 2.35)

## BEDROOM

9'6" x 10'9" (2.92 x 3.29)

## GARAGE

## 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.

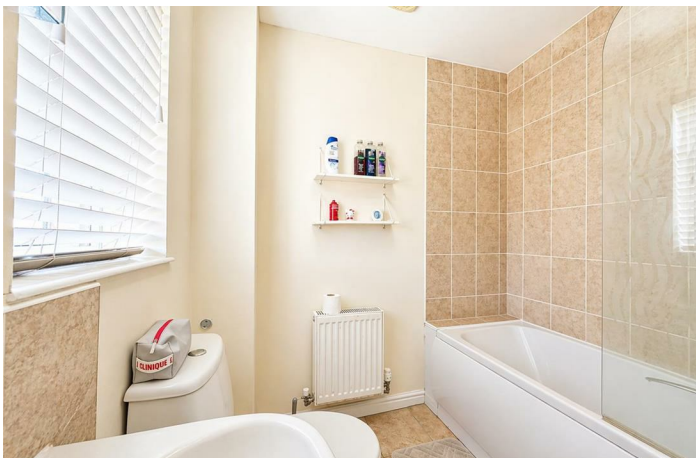
## DISCLAIMER STATEMENT

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.

## LEASEHOLD - COUNCIL TAX BAND B



| 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                     |         |           |
| England & Wales                             |         |           |



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