

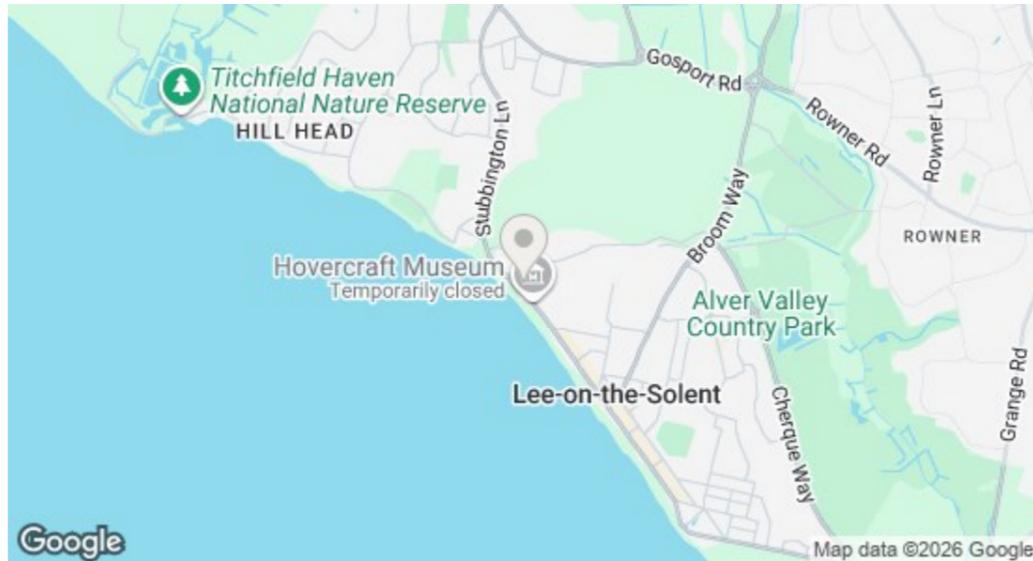
These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



Windsong Drake Road, Lee-On-The-Solent, Hampshire, PO13 9NS

 3   
  1   
  2  
 BEDROOMS    BATHROOMS    RECEPTIONS

 02392 553 636



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			
		56	75
England & Wales		EU Directive 2002/91/EC	



**Anti-Money Laundering (AML)**

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

**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!

**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. Thank you.

**Removal Quotes**

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.

**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.

**FREEHOLD - COUNCIL TAX BAND: E**

**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 Eckersley White 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.



**SUMMARY**

An opportunity to purchase one of a handful of Mansard variety of detached homes dotted throughout the Lee-on-the-Solent area. Windsong is located in west Lee-on-the-Solent, just one road back from Marine Parade West and within easy reach of the beach and seafront. Whilst the property would benefit from some modernisation, it does offer a pleasant arrangement of accommodation with 2 reception rooms, 3 good size bedrooms and an attractive rear garden plus parking to the front. Lee-on-the-Solent offers a range of facilities and popular amenities at its centre and popular school catchments. This property is being offered for sale chain free and we would welcome your enquiries.

Living Room: 18'1 x 12'3 (5.51m x 3.73m)

Dining Room: 12'2 x 10'0 (3.71m x 3.05m)

Kitchen: 15'2 x 7'4 (4.62m x 2.23m)

Conservatory: 23'4 x 7'3 (7.11m x 2.21m)

WC: 6'3 x 4'11 (1.90m x 1.50m)

Bedroom 1: 12'2 x 11'0 (3.71m x 3.35m)

Bedroom 2: 11'0 x 11'2 (3.35m x 3.40m)

Bedroom 3: 9'0 x 6'6 (2.74m x 1.98m)

Bathroom: 9'0 x 6'4 (2.74m x 1.93m)

