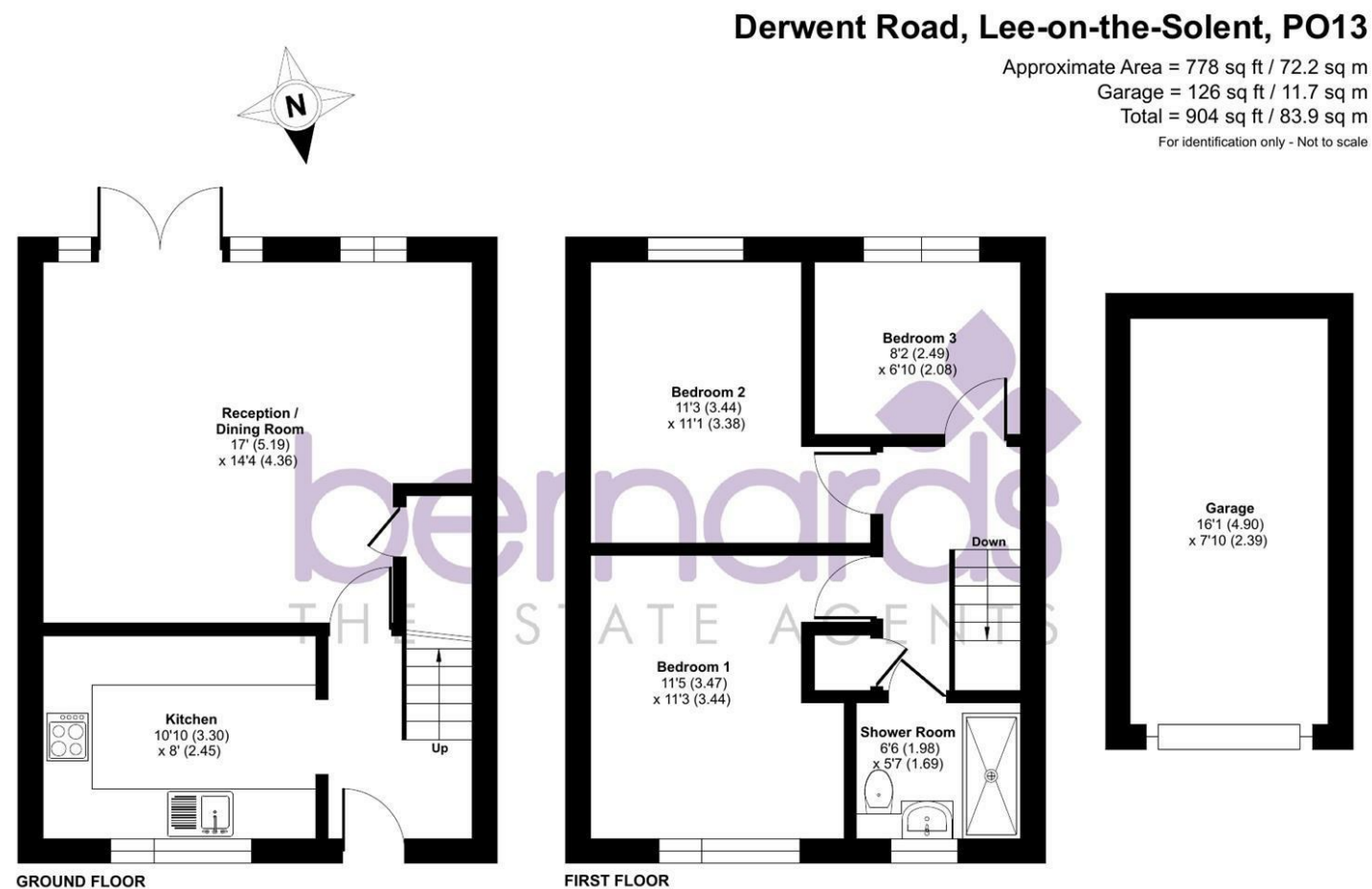




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397948



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



Asking Price £335,000

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

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THE ESTATE AGENTS



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

Set within a quiet and sought-after residential 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, offering both privacy and safety.

The current owners have comprehensively refurbished the property to an exceptional standard throughout. Upon entering, you are welcomed by an entrance hallway with the kitchen positioned to the left hand side. The kitchen has been cleverly designed in a sleek, contemporary style, featuring a range of high-quality fitted Neff appliances including a Slide & Hide oven and induction hob and dishwasher, along with smart storage solutions and generous worktop space, making it both practical and stylish.

To the rear of the property is the impressive lounge/diner, a bright and tastefully decorated main living space with ample room for comfortable seating and a family dining table. A large built-in storage cupboard adds practicality, while newly installed patio doors create a wonderful focal point and provide direct access to the rear garden.

The first floor offers three well-proportioned bedrooms and a newly fitted walk-in shower room, complete with a modern double shower unit. Two of the bedrooms are doubles, with the rear bedroom being a particular highlight. Its enlarged window has been designed to maximise the outlook across the playing fields behind, allowing you to enjoy far-reaching views even from bed – and on clear days, the current owners recall being able to see cruise liners passing through the Solent.

Outside, the rear garden features a generous patio area directly off the living space, ideal for entertaining, with the remainder laid to lawn and enclosed by fencing.

The property is also ideally located within walking distance of the town centre and the seafront, perfect for enjoying coastal walks and all that Lee-on-the-Solent has to offer. A superbly finished home in a quiet yet convenient setting.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - FREEHOLD

FREEHOLD - Council Tax Band C

COUNCIL TAX BAND - C

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.

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.

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.

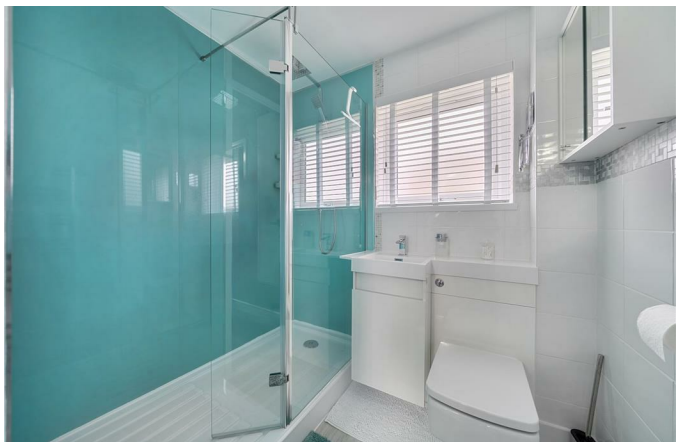
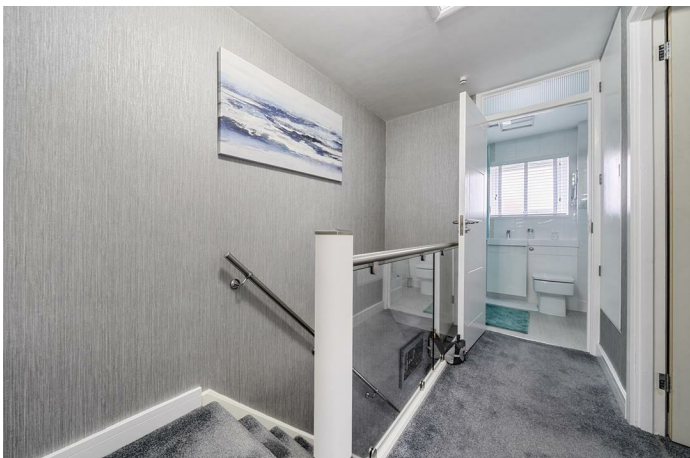
FINANCIAL SERVICES

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!

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.



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		
EU Directive 2002/91/EC		
England & Wales		



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