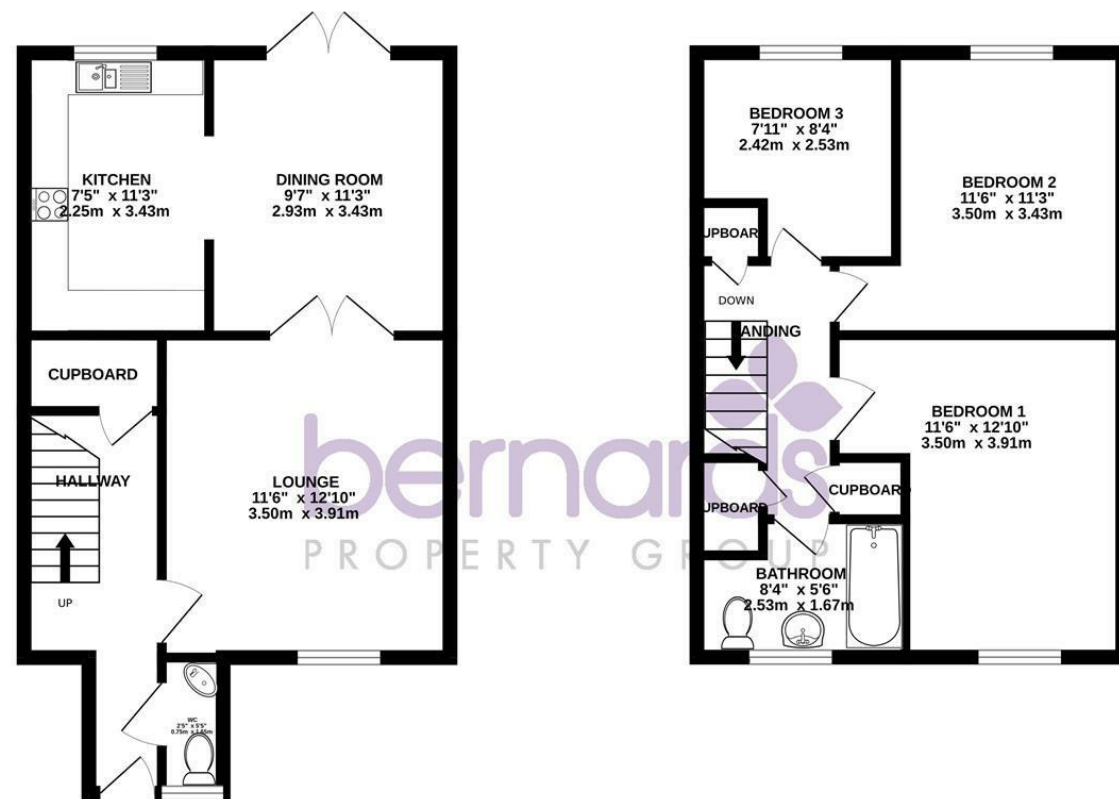


GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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



Asking Price £259,995

Elmore Close, Lee-On-The-Solent PO13 9ET

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THE ESTATE AGENTS



HIGHLIGHTS

- Three-bedroom family home in a sought-after Lee-on-the-Solent cul-de-sac
- Just yards from Lee Recreation Ground – ideal for families and dog walkers
- Walking distance to local schools, High Street shops and amenities
- Double glazing throughout and gas central heating
- Downstairs WC
- Modern fitted kitchen/diner with integrated appliances
- Brick-built shed with replaced roof and rear access gate
- Ideal first-time purchase or family home
- Low-maintenance rear garden
- This property is non traditional construction

Well-Presented Three-Bedroom Family Home in a Popular Lee-on-the-Solent Cul-de-Sac

Bernards are delighted to offer for sale this well-presented three-bedroom family home, tucked away in a sought-after cul-de-sac location in the heart of Lee-on-the-Solent.

Ideally situated just a short stroll from Lee Recreation Ground, the property is perfectly placed for families, dog owners and those who enjoy outdoor space. Well-regarded local schools, the High Street, shops and amenities are all within easy walking distance, making this a fantastic location for everyday convenience.

The home benefits from double glazing throughout and gas central heating via a regularly serviced combination boiler. The current owners have thoughtfully improved the property, creating a comfortable and modern home ready for its next owners to move straight into.

The accommodation comprises a welcoming entrance

hall, convenient downstairs WC, a generous lounge and a spacious modern fitted kitchen/diner featuring a range of integrated appliances and ample space for dining and entertaining.

Upstairs, there are three well-proportioned bedrooms, all offering excellent space, with fitted wardrobes remaining in situ. The family bathroom completes the first-floor accommodation.

Externally, the property enjoys a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep. Additional benefits include a brick-built shed with a recently replaced roof, an outside tap and a rear access gate.

Properties in this location are always popular with families and buyers looking to enjoy everything Lee-on-the-Solent has to offer. Early viewing is strongly recommended.

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



PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE

11'5" x 12'9" (3.50 x 3.91)

DINING ROOM

9'7" x 11'3" (2.93 x 3.43)

KITCHEN

7'4" x 11'3" (2.25 x 3.43)

FIRST FLOOR LANDING

BEDROOM ONE

11'5" x 12'9" (3.50 x 3.91)

BEDROOM TWO

11'5" x 11'3" (3.50 x 3.43)

BEDROOM THREE

7'11" x 8'3" (2.42 x 2.53)

BATHROOM

8'3" x 5'5" (2.53 x 1.67)

OUTSIDE

ENCLOSED REAR GARDEN

BRICK BUILT SHED

FREEHOLD - COUNCIL TAX BAND B

AGENTS NOTE

This property is non traditional construction.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(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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