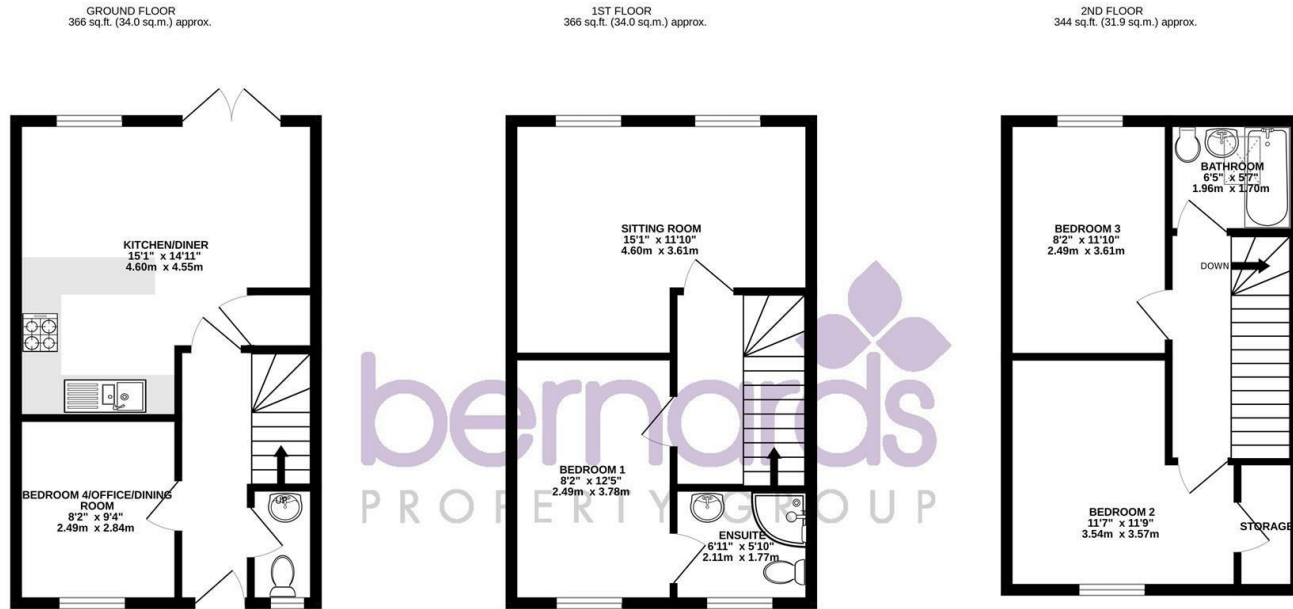


**FOR SALE**

Asking Price £350,000

Percival Close, Lee-On-The-Solent PO13 8GG

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 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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**HIGHLIGHTS**

- Situated in popular Cherque Farm
- Three-storey townhouse offering spacious, flexible living
- Quiet position in Percival Close
- Ground floor study/fourth bedroom with versatile use
- Open-plan kitchen/diner with patio doors to garden
- First floor sitting room ideal for relaxing & entertaining
- Principal bedroom with en-suite shower room
- Two further bedrooms and family bathroom on top floor
- Low-maintenance garden with decking & artificial lawn plus rear parking
- Close to Alver Valley Country Park and local amenities

Located within the ever-popular Cherque Farm, this well-proportioned three-storey townhouse in Percival Close offers flexible accommodation ideal for modern family living, all within easy reach of the beautiful Alver Valley Country Park.

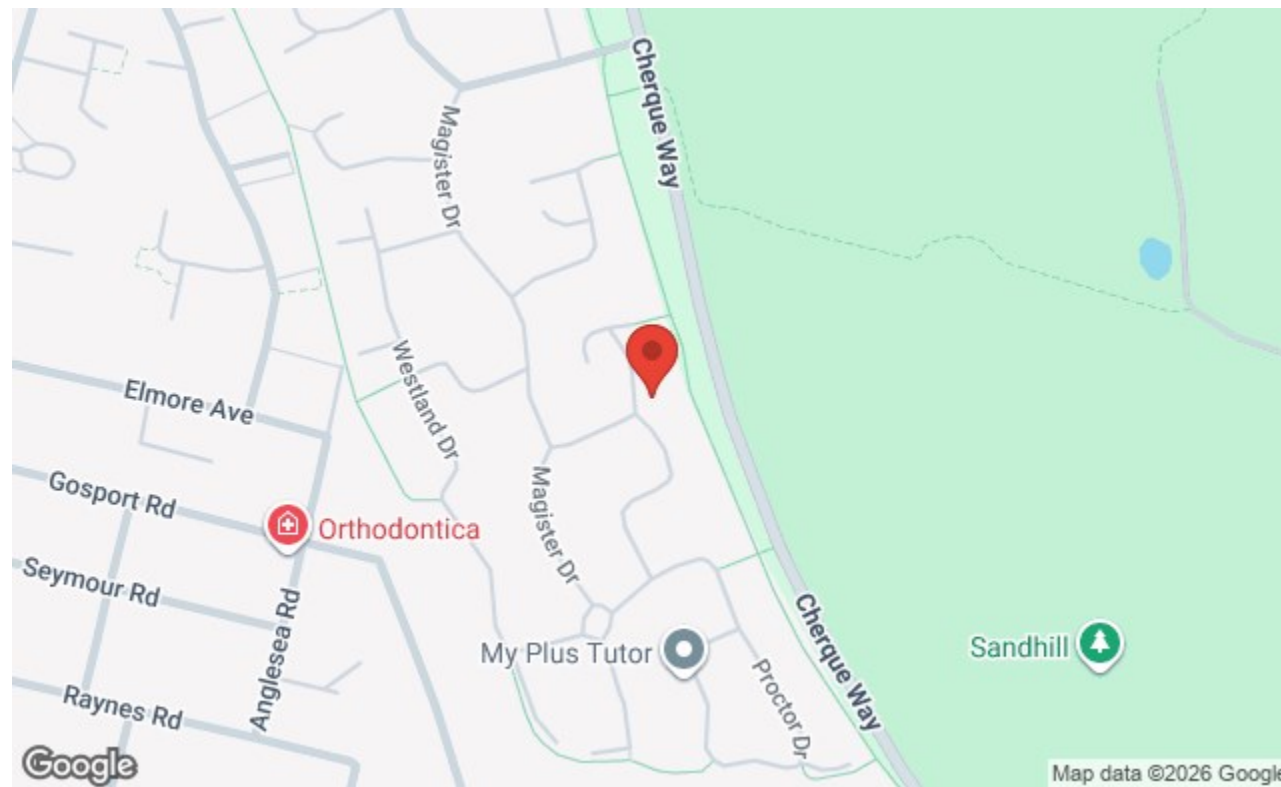
With mature shrubs providing a good degree of privacy, the property immediately offers a welcoming feel. Internally, the ground floor is both practical and versatile, comprising a downstairs W/C and a front-facing study which could easily serve as a fourth bedroom, dining room or home office depending on requirements. To the rear, the heart of the home is the open-plan kitchen/diner, offering generous worktop space, ample storage and room for dining, with patio doors opening directly onto the rear garden.

The first floor continues to impress, featuring a spacious formal sitting room to the rear, an excellent space for relaxing or entertaining, alongside the principal bedroom to the front, which benefits from its own en-suite shower room.

On the second floor, there are two further well-proportioned bedrooms, both served by a family bathroom, making this layout particularly well suited to families or those seeking a more spread-out living arrangement with clearly defined spaces.

Externally, the rear garden has been thoughtfully landscaped for low-maintenance living, with a large decked area and artificial lawn providing an ideal setting for outdoor enjoyment. There is also the added benefit of parking located just to the rear of the garden.

Offered to the market at an attractive price point compared to similar homes currently available, this property represents an excellent opportunity to secure a spacious and flexible home in one of Lee-on-the-Solent's most sought-after residential areas.



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



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# PROPERTY INFORMATION

## 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.

FREEHOLD - Council Tax Band D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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