



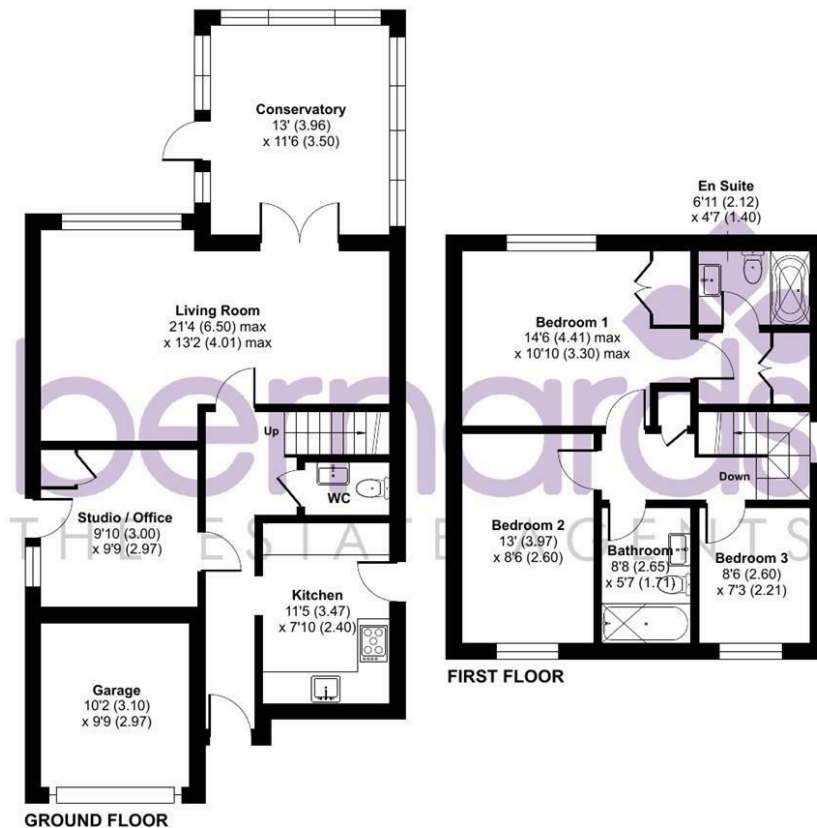
Howard Close, Lee-on-the-Solent, PO13

Approximate Area = 1250 sq ft / 116.1 sq m

Garage = 94 sq ft / 8.7 sq m

Total = 1344 sq ft / 124.8 sq m

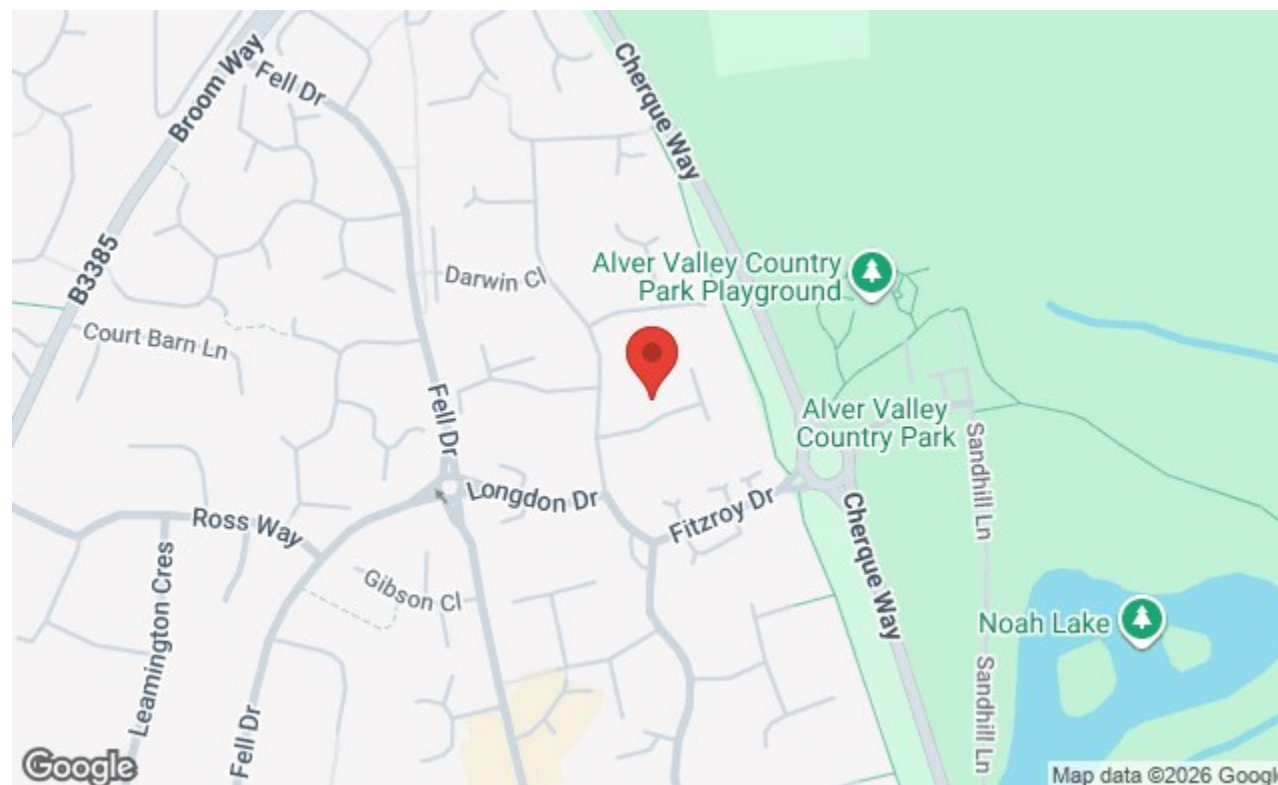
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1388783



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



Guide Price £480,000

Howard Close, Lee-On-The-Solent PO13 8LU

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HIGHLIGHTS

- Modern 3 bedroom detached home in a quiet Lee-on-the-Solent cul-de-sac
- Driveway parking plus access to garage storage
- Front-facing Shaker-style kitchen with fitted appliances and wood worktops
- Spacious rear lounge with wood burner and flexible living/play space
- Conservatory dining room overlooking the rear garden
- Downstairs W.C. and welcoming entrance hallway
- Versatile ground floor studio/home office with its own side entrance
- Large main bedroom with fitted wardrobes and updated ensuite
- Well-proportioned bedrooms plus modern family bathroom
- Low-maintenance rear garden with artificial lawn and generous patio area

A beautifully presented 3 bedroom detached home set in a quiet cul-de-sac in Lee-on-the-Solent. Offering a modern interior, versatile ground floor studio and a spacious rear garden, this is an ideal home for families or those working from home.

To the front, the property benefits from driveway parking and access to the garage storage. Inside, the Shaker-style kitchen with fitted appliances sits at the front of the house, leading through the hallway to the downstairs W.C. and the generous rear lounge. This brilliant living space offers room to relax by the wood burner at one end and additional seating or play space at the other. A conservatory at the rear provides a dedicated dining area with views over the garden.

A real highlight is the separate ground floor studio/home office, currently used as a hairdressing salon with its own private side entrance – perfect for anyone needing a flexible workspace.

Upstairs are 3 bedrooms and a family bathroom. The large main bedroom features fitted wardrobes and a recently updated ensuite shower room.

The rear garden is low-maintenance, mainly laid to artificial lawn with a spacious patio area ideal for outdoor dining and entertaining.

A modern, versatile home in a peaceful location – not to be missed.

Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - FREEHOLD

FREEHOLD - Council Tax Band E

COUNCIL TAX BAND E

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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 Bernard's 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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