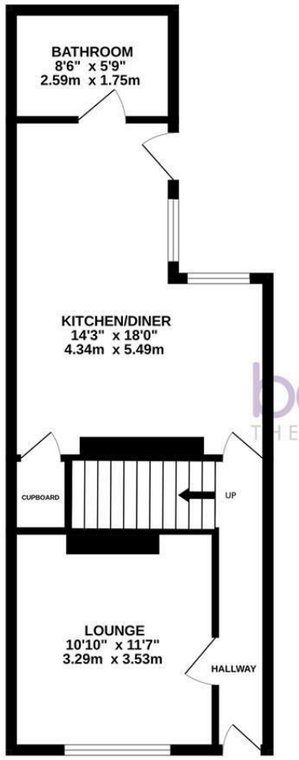
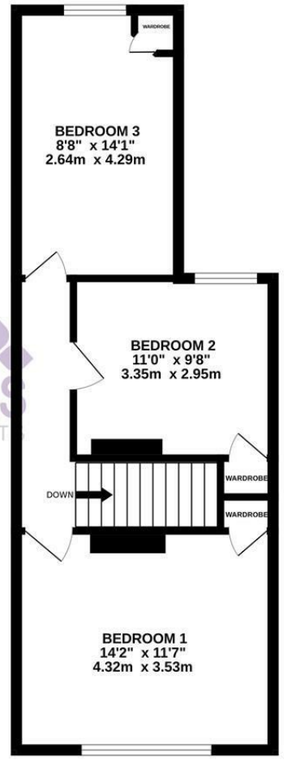
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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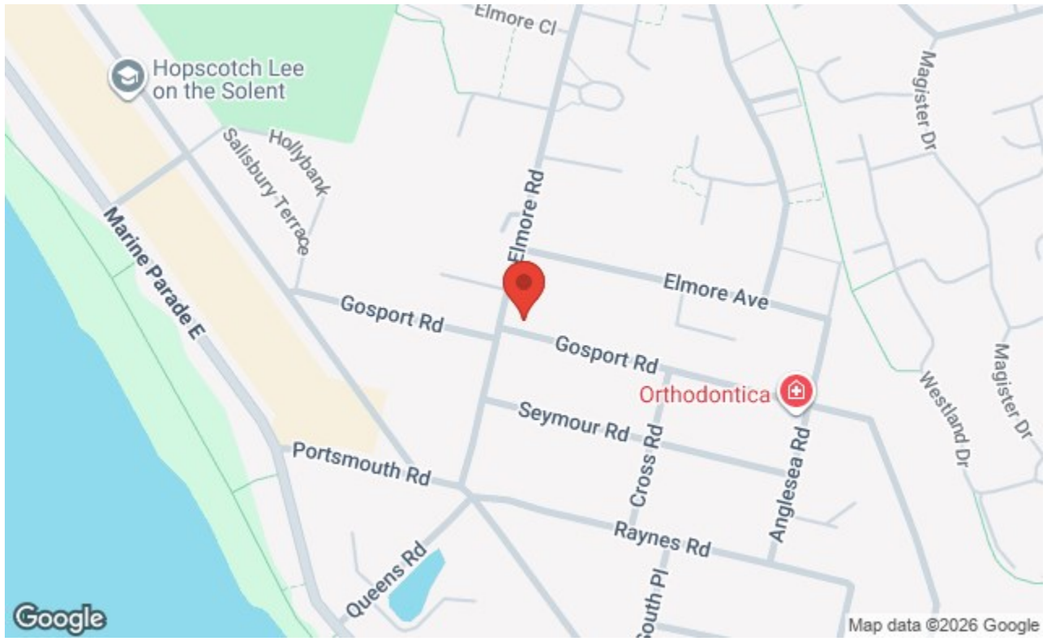


118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £270,000

Gosport Road, Lee-On-The-Solent PO13 9EN

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO SCHOOLS & AMENITIES
- GENEROUS SIZE MAIN BEDROOM
- SPACIOUS KITCHEN/DINER
- WALKING DISTANCE TO SEAFRONT
- EASY TO MAINTAIN GARDEN
- NEUTRAL DECOR THROUGHOUT
- ON ROAD PARKING
- COSY LOUNGE

Situated on Gosport Road in the delightful coastal town of Lee-On-The-Solent, this mid-terrace house offers a perfect blend of character and modern living. The property boasts a rich history while providing ample space for comfortable family life, with over 900 square feet of living area this property is a generous size.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area.

The property features three well-proportioned bedrooms, providing plenty of room for family members or guests.

The location of this home is particularly appealing, as it is situated within close proximity to the stunning coastline, local amenities, and excellent transport links. Lee-On-The-Solent is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

In summary, this mid-terrace house on Gosport Road presents a wonderful opportunity for those seeking a charming residence in a desirable location. With its spacious layout, historical charm, and proximity to the sea, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

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

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 B

HALLWAY

LOUNGE
10'10" x 11'7" (3.30m x 3.53m)

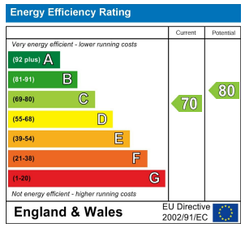
KITCHEN/DINER
14'2" x 18'0" (4.34m x 5.49m)

BATHROOM
8'6" x 5'9" (2.59m x 1.75m)

BEDROOM 1
14'2" x 11'7" (4.32m x 3.53m)

BEDROOM 2
11'00" x 9'8" (3.35m x 2.95m)

BEDROOM 3
8'8" x 14'1" (2.64m x 4.29m)



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