

GUIDE PRICE **£400,000 - £415,000**
27 Beaufort Close
Lee-on-the-Solent, PO13 8FN

PROPERTY SUMMARY

We are delighted to offer with no forward chain this three bedroom, link-detached home situated in the quiet cul-de-sac Beaufort Close, which is close to Lee-on-the-Solent beach. This property is immaculately presented throughout and benefits from newly replaced hard flooring downstairs and newly fitted carpet upstairs. Downstairs consists of a convenient cloakroom, a spacious lounge with an electric fire and under stairs storage, a modern kitchen with grey gloss units, and a dining room with double doors leading into the rear garden. Upstairs hosts three bedrooms all with built-in wardrobe space, an en-suite to the master bedroom and a family bathroom. A particular feature to this home is the low maintenance, south facing, landscaped rear garden with access into the garage and side access. There is also a gorgeous front garden which has been beautifully cared for creating that curb appeal. Other benefits include a 20' garage with light and power and a driveway for multiple vehicles. We believe this to be a great opportunity for someone to secure their next home in a sought after location. Please call our office today to secure your viewing.





HALLWAY

LOUNGE 18' 4" x 12' 1" (5.59m x 3.68m)

DINING ROOM 11' 1" x 7' 11" (3.38m x 2.41m)

KITCHEN 11' 1" x 7' 1" (3.38m x 2.16m)

WC

LANDING

MASTER BEDROOM 13' 5" x 10' 5" (4.09m x 3.18m)

ENSUITE

BEDROOM TWO 11' 7" x 8' 7" (3.53m x 2.62m)

BEDROOM THREE 8' x 6' 7" (2.44m x 2.01m)

BATHROOM

OUTSIDE

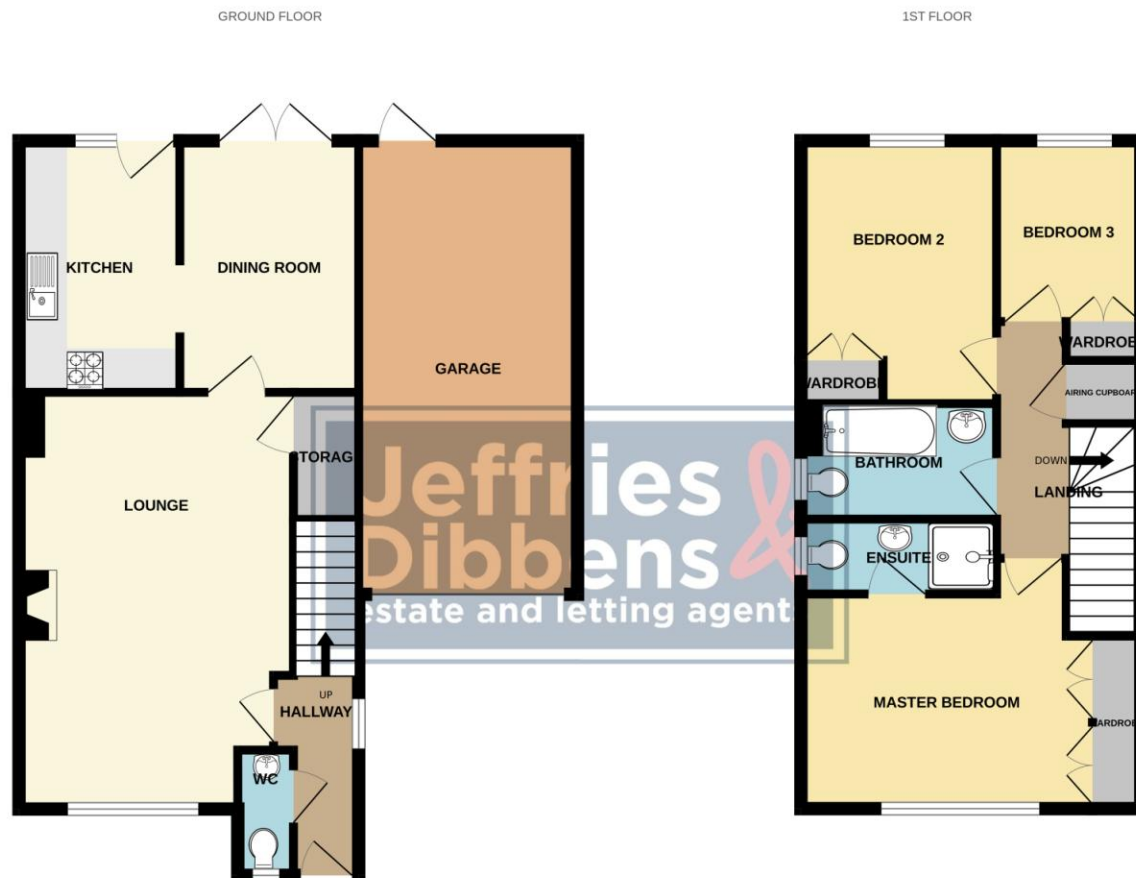
REAR GARDEN

GARAGE 20' x 9' 8" (6.1m x 2.95m)

DRIVEWAY

FRONT GARDEN





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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk