



12 Swordfish Close  
Lee-on-the-Solent, PO13 9FJ

Exceptional



## PROPERTY SUMMARY

This executive four bedroom family home within a private gated residence is a stone's throw from the stunning coastline and boasts views across the Solent to the Isle of Wight. The seaside home comprises a wide and welcoming entrance hallway into the modern family room/kitchen with quartz work surfaces overlooking the wrap around garden, a handy utility and downstairs W/C, separate living room to the front of the property as well as a further study/extra reception room. Upstairs, there are four double bedrooms, two with ensembles and a lovely family bathroom. A gorgeous feature of this property is the bright alcove to the front elevation of bedroom four which has views of the Solent and a Juliet balcony - an ideal work or craft space! Further benefits to this family home include owned solar panels with battery storage, driveway parking and a single garage. The opportunity to secure properties of this quality and size does not arise often so call us now in our Stubbington Branch to book in your viewing today and avoid missing out!

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## ENTRANCE HALL

**W/C** 8' 9" x 3' 9" (2.67m x 1.14m)

**LIVING ROOM** 19' x 12' (5.79m x 3.66m)

**STUDY** 10' 0" x 8' 9" (3.05m x 2.67m)

**UTILITY ROOM** 12' x 7' 8" (3.66m x 2.34m)

**KITCHEN AND FAMILY ROOM** 22' 3" x 14' 6" (6.78m x 4.42m)

## FIRST FLOOR LANDING

**BEDROOM 1** 18' 0" x 12' 2" (5.49m x 3.71m)

**ENSUITE SHOWER ROOM** 6' x 6' 5" (1.83m x 1.96m)

**GUEST BEDROOM** 19' 1" x 11' 9" (5.82m x 3.58m)

**ENSUITE SHOWER ROOM** 7' 6" x 4' 3" (2.29m x 1.3m)

**BEDROOM 3** 14' 8" x 10' 3" (4.47m x 3.12m)

**BEDROOM 4** 15' 2" x 8' 9" (4.62m x 2.67m)

**FAMILY BATHROOM** 6' 6" x 5' 10" (1.98m x 1.78m)

**OUTSIDE**

**DRIVEWAY**

**GARAGE**

**REAR GARDEN**





GROUND FLOOR

1ST FLOOR



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**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band G

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	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



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