



Jeffries & Dibbens
estate and letting agents

41 Montserrat Road
Lee on the Solent, PO13 9LT

Exceptional

PROPERTY SUMMARY

A stone's throw from Lee on the Solent beach and within a short walk to local amenities, this spacious four/five bedroom family home is not lacking in wow-factor! With a large driveway offering parking for multiple vehicles, the property flows beautifully from the bright entrance hallway into the modern dining room and generous lounge with unique features such as the breakfast bar looking through to the kitchen, an inset wood burner and a feature wood store shelf. The kitchen is sleek and offers fantastic storage and entertaining space and with a handy utility room, the washing facilities are kept separate. Two more, versatile, reception rooms (currently used as a sun room and a study) offer further living space. Upstairs, there are four generous bedrooms with bedroom two and three on the rear elevation boasting sea glimpses and bedroom one with an en-suite. The contemporary family bathroom has been fitted just months ago and not only has a double shower cubicle but also a traditional roll top bath. The rear garden has been landscaped impeccably with various seating areas, an outside kitchen, verdant lawns and a large additional storage and parking area to the rear. This property is not to be missed so call us now in our Stubbington Office to book in your viewing and a void missing out!

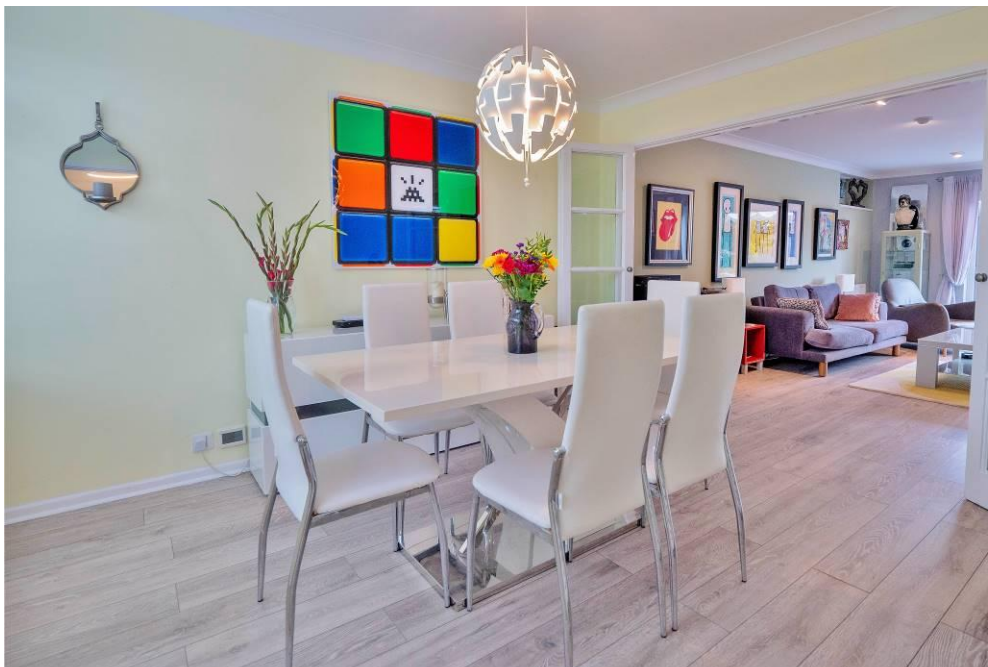
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ENTRANCE HALL

LOUNGE 18' 6" x 16' 2" (5.64m x 4.93m)

DINING ROOM 12' 3" x 10' 7" (3.73m x 3.23m)

KITCHEN 21' 8" x 11' 4" (6.6m x 3.45m)

FAMILY ROOM 13' 9" x 9' 3" (4.19m x 2.82m)

WC 4' 4" x 3' 6" (1.32m x 1.07m)

UTILITY ROOM 5' 1" x 4' 4" (1.55m x 1.32m)

STUDY/BEDROOM 5 9' 9" x 8' 5" (2.97m x 2.57m)

LANDING

MASTER BEDROOM 14' 4" x 10' 7" (4.37m x 3.23m)

ENSUITE 5' 7" x 3' 9" (1.7m x 1.14m)

BEDROOM TWO 15' 4" x 9' 7" (4.67m x 2.92m)

BEDROOM THREE 11' 6" x 9' 6" (3.51m x 2.9m)

BEDROOM FOUR 13' 9" x 7' 8" (4.19m x 2.34m)

WC 4' 9" x 2' 8" (1.45m x 0.81m)

BATHROOM 11' 6" x 7' 6" (3.51m x 2.29m)

OUTSIDE

REAR GARDEN

FRONT GARDEN

DRIVEWAY

STORAGE

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
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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