

**Guide Price £515,000-£530,000**

**6 Ariel Close**

Lee-on-the-Solent, PO13 9FT



## PROPERTY SUMMARY

Located in the peaceful cul-de-sac of Ariel Close and overlooking a charming green space, this beautifully presented four-bedroom detached home offers spacious and versatile living ideal for families. On the ground floor, the property features a welcoming entrance hall, a bright and airy dual-aspect lounge, a separate formal dining room, a convenient downstairs WC, and a well-equipped kitchen/breakfast room. The kitchen boasts ample storage, integrated appliances, and double doors that open out to a stunning rear garden-perfect for indoor-outdoor living. Upstairs, you'll find four bedrooms-three doubles and one single. The master bedroom benefits from built-in wardrobes and a modern en-suite with a window. A family bathroom and a light-filled landing complete the upper floor. Externally, the property continues to impress with a private, well-maintained rear garden featuring two patio areas-ideal for relaxing or entertaining. There is also direct access from the garden into the detached garage, which is accompanied by a driveway to the front. This is a true turnkey home, presented to a high standard throughout, and ready for its next owners. Early viewing is highly recommended-contact our Stubbington office today to arrange your appointment.





## ENTRANCE HALL

**LOUNGE** 16' 9" x 10' 2" (5.11m x 3.1m)

**DINING ROOM** 10' 9" x 9' 8" (3.28m x 2.95m)

**KITCHEN/DINER** 15' x 15' (4.57m x 4.57m)

## CLOAKROOM

## LANDING

**MASTER BEDROOM** 13' 3" x 10' (4.04m x 3.05m)

## ENSUITE

**BEDROOM TWO** 13' x 8' 5" (3.96m x 2.57m)

**BEDROOM THREE** 10' 4" x 9' 1" (3.15m x 2.77m)

**BEDROOM FOUR** 7' 4" x 6' 11" (2.24m x 2.11m)

**BATHROOM** 6' 9" x 5' 6" (2.06m x 1.68m)

## OUTSIDE

## REAR GARDEN

## DETACHED GARAGE

## DRIVEWAY

## AGENTS NOTES

Service Charge: £159.01 per annum



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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**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