

£475,000

10 Archer Road

Lee-on-the-Solent, PO13 9GJ

PROPERTY SUMMARY

On the ever-popular Daedalus Village and originally built as a four bedroom house, this three/four bedroom detached family home is a stones' throw away from Lee on the Solent beach and boasts spacious accommodation which is immaculately presented throughout. As you enter this ideal family home from the pleasant frontage, the wide and welcoming entrance hallway leads to a useful downstairs WC/utility room, a separate lounge, ideal for cozy evenings with the family, and a full length kitchen/diner to the rear with integrated appliances, space for a large dining room table and double doors opening onto the rear garden. Originally a four bed, upstairs boasts three well-proportioned bedrooms, a sleek family bathroom and an additional ensuite from the master bedroom. Two bedrooms have been knocked through to create a generous second bedroom, but could be easily reverted back to separate rooms with a stud wall. Outside, this house offers a large driveway and its own detached garage to the front, and a landscaped rear garden provides an ideal space for the whole family to enjoy summer days and al-fresco dining. This coastal home is ideal for those looking to indulge in a sea-side lifestyle, whilst being within close proximity to local amenities and good school catchments. Not to be missed - call us now in our Stubbington Village branch to book in your viewing today to see all that is on offer.

3/4



2



1





ENTRANCE HALLWAY

WC / ULILITY ROOM

SITTING ROOM 15' 3" x 9' 11" (4.65m x 3.02m)

KITCHEN/DINING ROOM 19' 9" x 13' 1" (6.02m x 3.99m)

UPSTAIRS LANDING

BEDROOM 1 11' 5" x 11' 1" (3.48m x 3.38m)

ENSUITE

BEDROOM 2 12' 1" x 9' 2" (3.68m x 2.79m)

BEDROOM 3 10' 3" x 6' (3.12m x 1.83m) PLEASE NOTE: Bedroom 2 and 3's partition wall has been knocked through to create one larger room at present.

BEDROOM 4 8' 3" x 7' 8" (2.51m x 2.34m)

BATHROOM

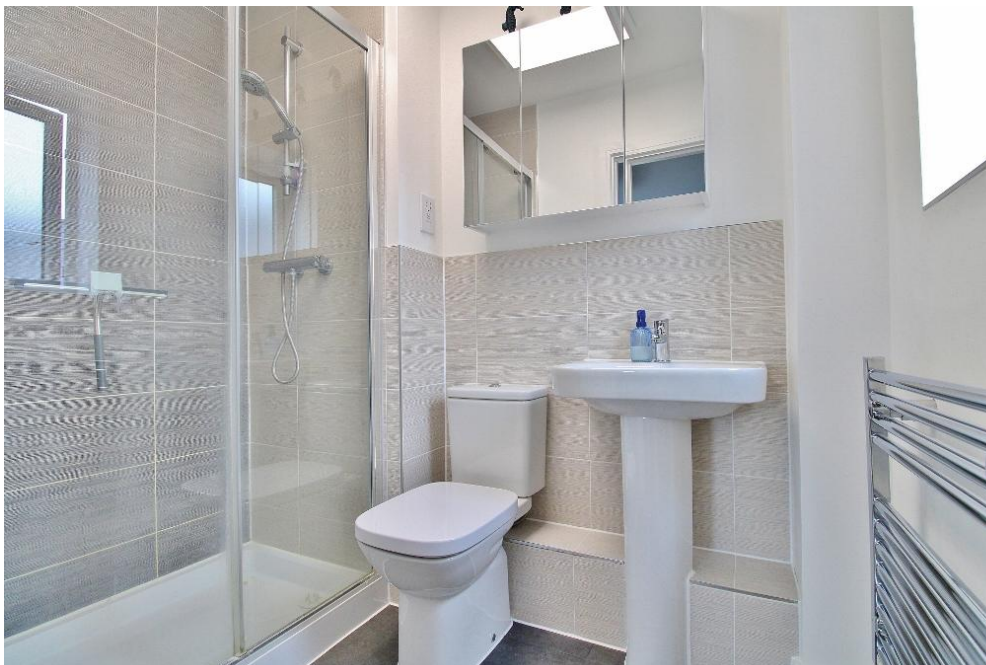
OUTSIDE

DRIV EWAY

FRONT GARDEN

GARAGE 20' 4" x 11' 2" (6.2m x 3.4m)

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
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	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.

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
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