

£264,500
3 Dominie Walk

Lee-on-the-Solent, PO13 8JL

PROPERTY SUMMARY

This three-bedroom home is located in the peaceful Dominie Walk, just a short stroll from Lee-on-the-Solent beach and local shops. The property offers a spacious lounge/diner with sliding doors leading out to a west-facing rear garden, a separate kitchen, three bedrooms, and a family bathroom. The master bedroom and bedroom two both have built in wardrobes. This is a fantastic opportunity for buyers looking to put their own stamp on a property, and also benefits from a single garage located in a nearby block. Contact our Stubbington branch today to arrange your viewing.





LOUNGE/DINER 25' 3" x 12' 7" (7.7m x 3.84m)

KITCHEN 11' 11" x 7' 2" (3.63m x 2.18m)

LANDING

MASTER BEDROOM 12' 1" x 8' 7" (3.68m x 2.62m)

BEDROOM TWO 10' 9" x 9' 8" (3.28m x 2.95m)

BEDROOM THREE 9' 1" x 7' 3" (2.77m x 2.21m)

BATHROOM 7' x 6' (2.13m x 1.83m)

OUTSIDE

REAR GARDEN

FRONT GARDEN

GARAGE IN THE BLOCK

AGENTS NOTES Council Tax Band: C
EPC Rating: C

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 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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