

£365,000

16 Bracken Close

Lee on the Solent, PO13 8BF

PROPERTY SUMMARY

We are delighted to bring to market this four bedroom end of terraced property situated in a sought after location in Lee on the Solent, close to local amenities and great schools. From the welcoming entrance hallway, you are guided into the lounge which has double doors into the open-plan kitchen/diner and into the conservatory. Also downstairs is a handy W/C, offering added convenience and ease for guests and family alike. On the first floor, there are three well-proportioned bedrooms and a family bathroom and the top floor is home to the master bedroom with an ensuite shower room. Outside, the property boasts allocated parking and a pleasant rear garden offering a good degree of privacy and landscaping potential. With further benefits such as having gas central heating throughout, opportunity to further improve and being within close proximity to Lee on the Solent Beach and high street, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing today.





ENTRANCE HALLWAY

W/C

LOUNGE 14' 0" x 12' 1" (4.27m x 3.68m)

KITCHEN/DINER 15' 6" x 9' 11" (4.72m x 3.02m)

CONSERVATORY 13' 3" x 9' 2" (4.04m x 2.79m)

FIRST FLOOR

BEDROOM 4 9' 0" x 6' 1" (2.74m x 1.85m)

BEDROOM 3 9' 1" x 9' (2.77m x 2.74m)

BEDROOM 2 13' x 8' 2" (3.96m x 2.49m)

BATHROOM 6' 6" x 6' (1.98m x 1.83m)

SECOND FLOOR LANDING

BEDROOM 1 18' 2" x 7' 6" (5.54m x 2.29m)

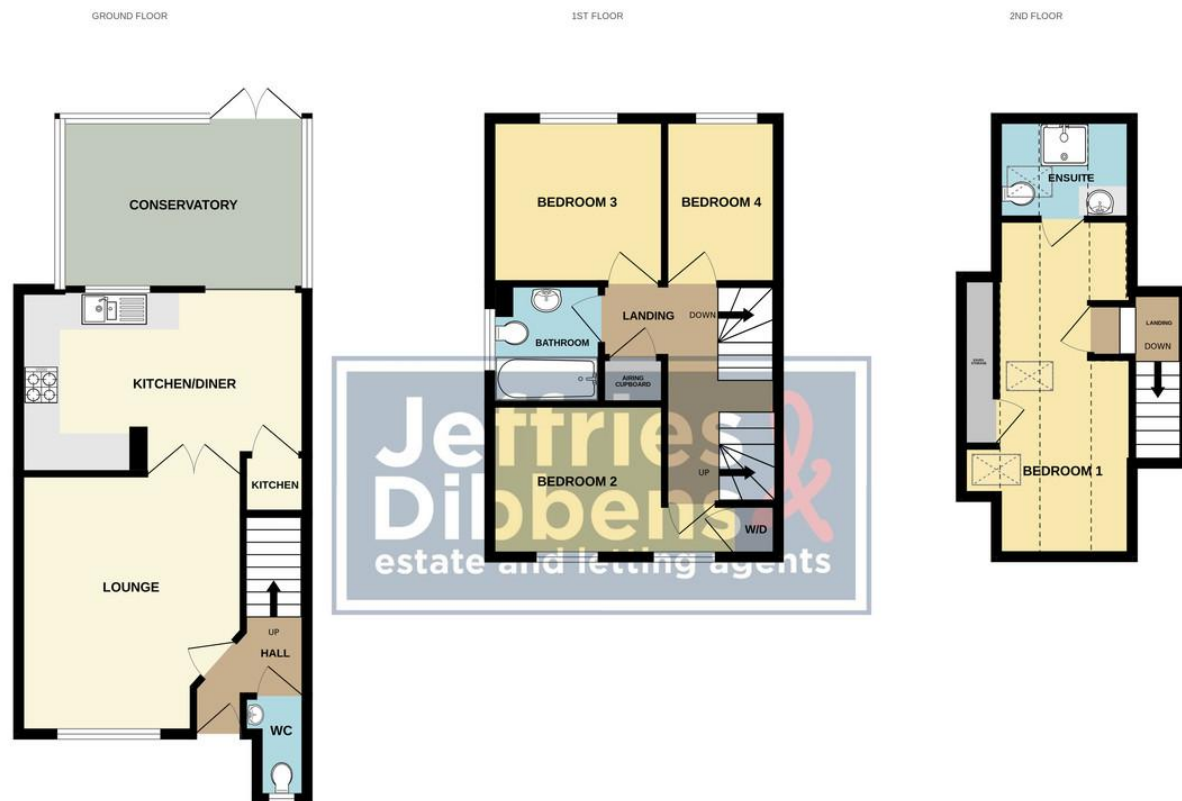
ENSUITE 7' 6" x 5' 4" (2.29m x 1.63m)

OUTSIDE

ALLOCATED PARKING

REAR GARDEN





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		
69-80	C	73 C	79 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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estate and letting agents

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