

£535,000

12 Blackbird Way

Lee-on-the-Solent, PO13 8HJ

PROPERTY SUMMARY

Set in a desirable part of Lee-on-the-Solent, this generously proportioned five-bedroom detached property offers excellent versatility for family living, together with ample parking and a double garage. On the ground floor, the welcoming hallway leads to a dual-aspect lounge, a bright and airy room enjoying both morning and evening sun. The kitchen adjoins a utility room with access to the rear garden, while a separate dining room opens to both a study and a conservatory with French doors, creating a superb flow of living space. A further reception/bedroom five sits conveniently next to the downstairs cloakroom, making it ideal as a guest room, playroom or home office. Upstairs, there are four bedrooms, including a master with en-suite facilities. The family bathroom serves the remaining bedrooms. Outside, the property enjoys a sunny rear garden, perfect for children and entertaining, while the large frontage provides ample driveway parking leading to the double garage. Positioned close to well-regarded local schools, the seafront, and the town center, this home combines a sought-after location with generous and flexible accommodation. Call us in our Stubbington Branch to book in your viewing today.

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HALLWAY

LOUNGE 15' 6" x 13' 11" (4.72m x 4.24m)

KITCHEN 12' 2" x 8' 7" (3.71m x 2.62m)

UTILITY ROOM 9' x 7' 6" (2.74m x 2.29m)

DINING ROOM 13' 3" x 9' 8" (4.04m x 2.95m)

STUDY 10' 10" x 8' 7" (3.3m x 2.62m)

CONSERVATORY 13' 6" x 12' 3" (4.11m x 3.73m)

BEDROOM FIVE 11' 1" x 9' 5" (3.38m x 2.87m)

WC 5' 7" x 2' 10" (1.7m x 0.86m)

LANDING

MASTER BEDROOM 11' 11" x 9' 10" (3.63m x 3m) Measurement not including built in wardrobe.

ENSUITE 6' 11" x 5' 8" (2.11m x 1.73m)

BEDROOM TWO 12' 1" x 9' 11" (3.68m x 3.02m)

BEDROOM THREE 11' x 6' 6" (3.35m x 1.98m)

BEDROOM FOUR 11' x 6' 3" (3.35m x 1.91m)

BATHROOM 8' x 5' 6" (2.44m x 1.68m)

OUTSIDE

REAR GARDEN

DOUBLE GARAGE 16' 10" x 16' 8" (5.13m x 5.08m)

DRIVEWAY

GROUND FLOOR



1ST FLOOR



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	72 C	78 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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