



Jeffries & Dibbens
estate and letting agents

£395,000
3 Clanwilliam Road
Lee on the Solent, PO13 9HX

PROPERTY SUMMARY

A fantastic opportunity to purchase a spacious three-bedroom family home set on a particularly large plot, with significant scope for renovation, extension and reconfiguration (subject to the necessary consents). Ideally located just a stone's throw from the Lee-on-the-Solent beach, the property also benefits from close proximity to good local schools and a range of everyday amenities on the high street, making it an excellent choice for families seeking a coastal lifestyle. The ground floor provides well-proportioned and flexible living accommodation. The kitchen is located to the front of the property and benefits from useful storage, with access through to the rest of the ground floor accommodation. A sunroom extension adds further living space and provides a pleasant connection to the garden. Completing the ground floor is a convenient downstairs W/C and hallway with additional storage. To the first floor, the property offers three good-sized bedrooms, all served by a family bathroom. The bedrooms also benefit from built-in storage, enhancing the practicality of the layout for family use. Externally, the property sits on a very large south-facing plot, offering exceptional potential for landscaping or further extension. To the front, there is a driveway providing off-street parking along with a front garden. Requiring modernisation throughout, this home represents an exciting project for buyers looking to create a substantial and bespoke family residence while enjoying all the benefits of coastal living.

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HALLWAY 6' 5" x 4' 4" (1.96m x 1.32m)

KITCHEN 11' 11" x 9' 3" (3.63m x 2.82m)

LOUNGE/DINER 27' 4" x 17' 11" (8.33m x 5.46m) Max measurements.

RECEPTION ROOM 14' 7" x 11' 7" (4.44m x 3.53m)

WC 4' 6" x 3' 6" (1.37m x 1.07m)

LANDING

BEDROOM ONE 12' 5" x 11' 11" (3.78m x 3.63m)

BEDROOM TWO 12' x 11' 4" (3.66m x 3.45m)

BEDROOM THREE 8' 6" x 7' 4" (2.59m x 2.24m)

BATHROOM 8' 6" x 6' 3" (2.59m x 1.91m)

OUTSIDE

REAR GARDEN

GARAGE

DRIVEWAY

FRONT 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.

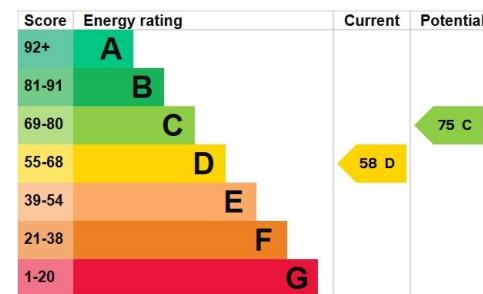
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



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.



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