



**£369,995**  
**16 Cheyne Way**  
Lee-on-the-Solent, PO13 8HE

## PROPERTY SUMMARY

Set on a generous corner plot, the property offers excellent potential to extend (STPP) and features a bright double-aspect lounge, a well-appointed kitchen with ample storage leading into the conservatory, and a ground-floor bathroom. Upstairs, you will find three bedrooms and a modern shower room. Outside, the south-facing rear garden enjoys sunshine throughout the day and benefits from a rear gate providing access to the garage and parking. The front garden is a good size and offers the opportunity to create additional off-road parking, subject to requirements. This is a fantastic home in a highly sought-after location and truly must be viewed to fully appreciate everything on offer.

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## HALLWAY

**LOUNGE** 14' 5" x 10' 6" (4.39m x 3.2m)

**KITCHEN** 12' 5" x 8' (3.78m x 2.44m)

**CONSERVATORY** 11' 1" x 10' 3" (3.38m x 3.12m)

**BATHROOM** 7' 7" x 5' 10" (2.31m x 1.78m)

## LANDING

**BEDROOM ONE** 14' 5" x 10' 6" (4.39m x 3.2m)

**BEDROOM TWO** 9' 4" x 7' 7" (2.84m x 2.31m)

**BEDROOM THREE** 9' 4" x 6' 5" (2.84m x 1.96m)

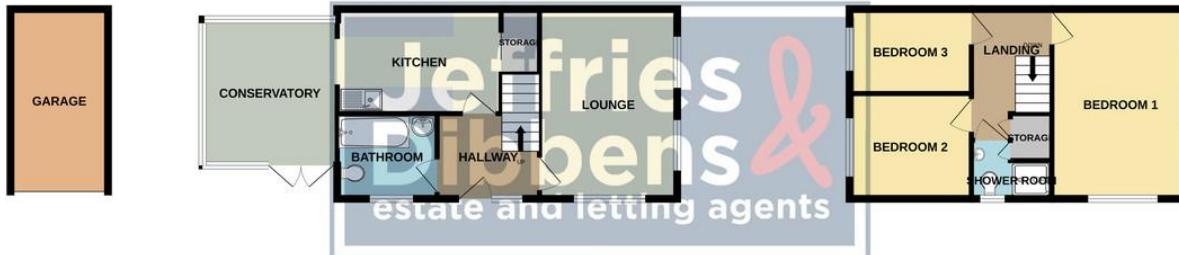
**SHOWER ROOM** 5' 7" x 4' 5" (1.7m x 1.35m)

## GARAGE

## PARKING

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 floorplan is for guidance 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

**EPC TO FOLLOW**

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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