

**£299,995**  
**40 Cockerell Close**  
Lee-on-the-Solent, PO13 9FQ



## PROPERTY SUMMARY

We are delighted to offer this well-presented two-bedroom home, situated in the quiet and sought-after Cockerell Close, within walking distance of Lee-on-the-Solent beach and the High Street. The property benefits from a modern interior throughout and is a warm and comfortable home, enhanced by owned solar panels that contribute to improved energy efficiency. The ground floor features a downstairs WC, a neutral kitchen with integrated fridge/freezer, dishwasher, and washing machine, and an open-plan living area with double doors opening onto the rear garden. The low-maintenance garden is laid with AstroTurf and patio, with a shed at the rear as well as convenient side access. Upstairs, the property offers two spacious double bedrooms, both with built-in wardrobes and dual windows allowing for an abundance of natural light. The master bedroom benefits from an en-suite, alongside a modern main bathroom. Storage is a key feature, with two additional built-in storage cupboards. There is also a driveway for two vehicles. This property needs to be viewed to appreciate all that is on offer, please call us today!





## **HALLWAY**

**KITCHEN** 10' 1" x 6' 2" (3.07m x 1.88m)

**LOUNGE/DINER** 17' 7" x 13' (5.36m x 3.96m)

**WC** 5' 2" x 2' 8" (1.57m x 0.81m)

## **LANDING**

**BEDROOM ONE** 12' 3" x 11' 3" (3.73m x 3.43m)

**ENSUITE** 6' 3" x 5' 7" (1.91m x 1.7m)

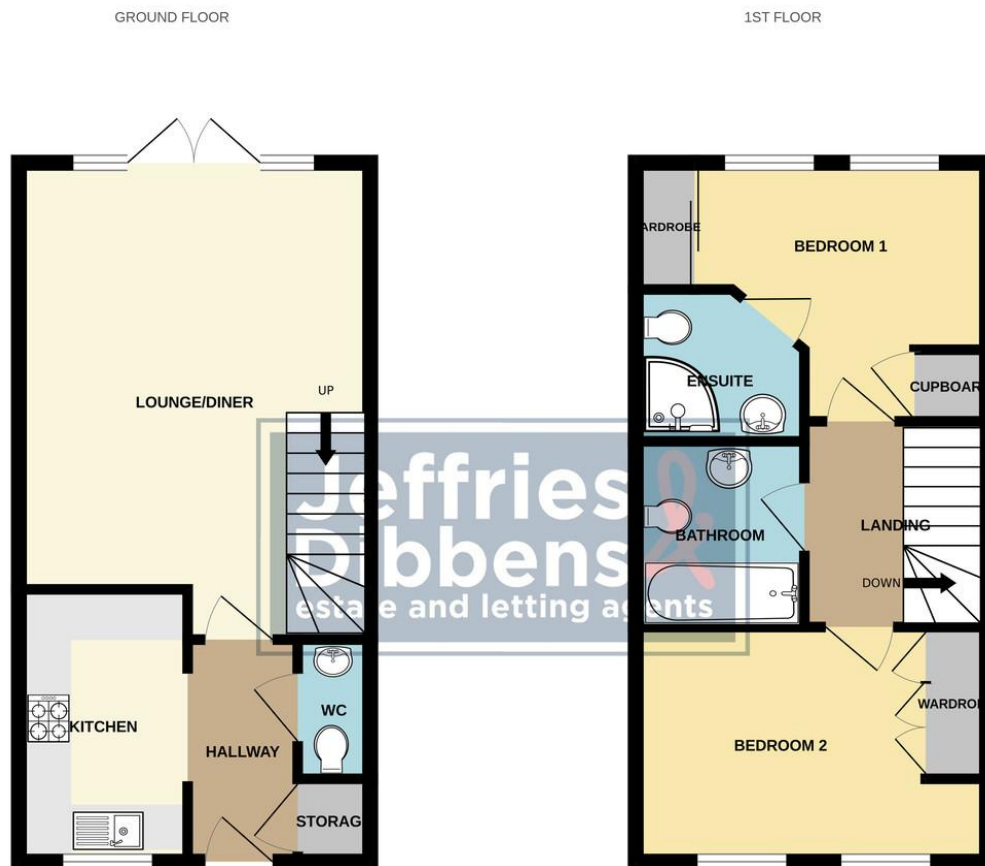
**BEDROOM TWO** 13' x 8' 8" (3.96m x 2.64m)

**BATHROOM** 6' 10" x 6' 3" (2.08m x 1.91m)

## **OUTSIDE**

**REAR GARDEN**

**DRIVEWAY**



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

**EPC AWAITED**

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  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**

18 The Green, Stubbington,  
Fareham, Hampshire, PO14 2JG

**CONTACT**

01329 668 511  
stubbington@dibbensproperty.co.uk  
www.jdea.co.uk