



Clifton Road | Lee-On-The-Solent | PO13 9AT

Asking Price £699,995



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W&W are delighted to offer for sale this beautifully presented and '2021' fully renovated four bedroom detached chalet bungalow situated in a quiet cul de sac just one road away from the seafront. The property itself boasts over 1900 sq. ft providing four double bedrooms, 25'6ft open plan kitchen/dining/living room, utility room & three contemporary bathrooms. Outside, the property enjoys a lovely landscaped rear garden, 13'7ft steel framed summer house, garage & driveway parking for multiple vehicles.

Clifton Road is situated in the ever so sought after seaside location of Lee-On-The-Solent. The property is within short walking distance to the seafront with local high street amenities and restaurants nearby. You will also find the Lee-On-The-Solent junior school within an 8 minute walk away and local secondary schools a short drive away.







Beautifully presented and '2021' fully renovated four double bedroom detached chalet style bungalow

Grand reception hallway boasting vaulted ceilings with porcelain tiled flooring flowing into the kitchen/dining/living room, utility room & downstairs cloakroom

The hallway also benefits from two built in storage cupboards with one enjoying it's own laundry chute from the main bathroom upstairs

Impressively sized 25'6ft dual aspect open plan kitchen/dining/living room with feature full height patio doors opening out onto the rear garden

Modern 'two tone' kitchen enjoying quartz worktops, matte cabinets & central island

Integrated appliances include double oven, induction hob, fridge/freezer & dishwasher

Utility room providing additional storage space & plumbing for appliances

Contemporary downstairs cloakroom comprising two piece suite

Downstairs double bedroom/family room enjoying built in wardrobes



Tenure: Freehold
EPC Rating: B
Council Tax Band: D -
£2236.14 Per Annum



Galleried landing with Velux window

Main bedroom boasting built in storage, full height windows/Juliette balcony fitted with made to measure shutters & en-suite

Stunning en-suite shower room comprising three piece white suite with feature low profile walk in shower cubicle, attractive wall/floor tiling & Velux window

Two additional double bedrooms to the top floor both benefitting from walk in bay window & built in wardrobes

Beautifully modern main bathroom comprising three piece white suite, attractive wall/floor tiling, feature gold chrome finishes throughout & Velux window

Herringbone flooring to all four bedrooms, stairs & landing

Solid wood doors internally throughout

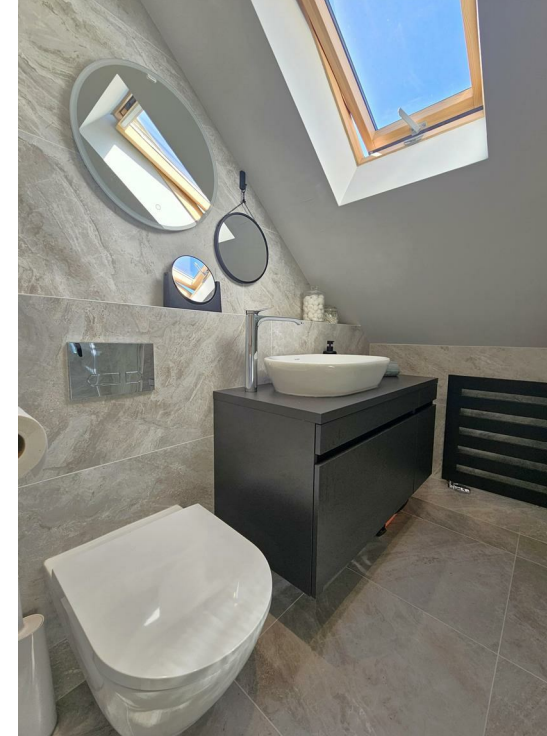
Landscaped rear garden enjoying large porcelain paved patio area perfect for alfresco dining, lawn area with raised sleepers enjoying display flowers/shrubbery, area to the rear laid to artificial lawn, mature shrubbery, outside power sockets & lighting

13'7ft Steel framed outbuilding enjoying power, lighting, heating, WIFI & bi-folding doors opening out onto the garden

Garage with double doors opening out onto the driveway

Shingled driveway providing parking for multiple vehicles

Privately owned solar panels with a 7kw battery



The property is of traditional brick build and is connected to mains drainage, water, gas & electrics. The central heating in the property is gas with a replacement combination boiler with hive smart heating system

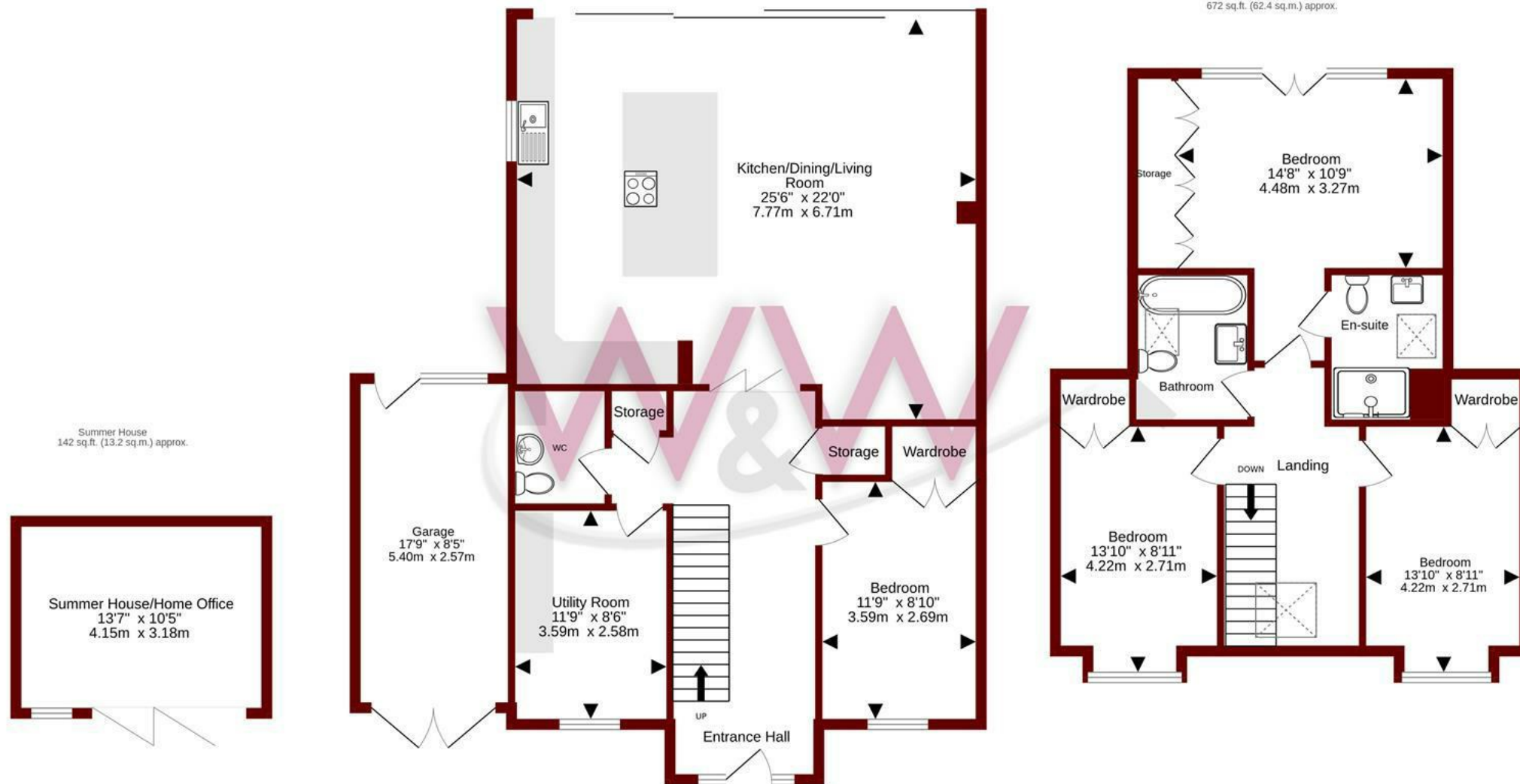
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk>

Ground Floor
1155 sq.ft. (107.3 sq.m.) approx.

1st Floor
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1970 sq.ft. (183.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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