

An exciting opportunity to acquire this magnificent four bedroom detached house which has undergone considerable renovations and extensions by the current owners. This double fronted home enjoys a beautiful mix of traditional and contemporary design. The first and second floors boast breathtaking views of the Solent & Isle of Wight with the master suite benefitting from a viewing/sitting area. The rear garden provides an excellent social and entertaining space.

**The Accommodation Comprises**

Composite glazed front door to:

**Entrance Hall**

Glazed side panels, radiator, stairs to first floor with original stairway and ornate banisters.

**Lounge 22' 2" into bay x 11' 11" max (6.75m x 3.63m)**

UPVC double glazed bay window to front elevation, feature media wall with space for inset flat screen TV, modern edged fireplace with mood lighting, vertical radiator, glazed Oak sliding doors to:

**Kitchen/Breakfast Room 21' 10" x 12' 5" (6.65m x 3.78m)**

UPVC double glazed windows to front and side elevations, fitted with a range of base cupboards and matching eye level units, Granite work surface, central island incorporating breakfast bar, tiled flooring, Range style oven, integrated dishwasher, recess for wine fridge, integrated fridge/freezer and further integrated freezer, recess for microwave, under unit lighting, double sink unit with drainer mixer tap.

**Dining/Sitting Room 31' 1" x 11' 7" (9.47m x 3.53m)**

A superb entertaining space with sliding doors onto the garden, two glass lanterns, tiled flooring with underfloor heating, inset spotlighting, UPVC double glazed window to middle hallway, opening into:

**Middle Hallway**

Feature stained glass window, base and eye level units, Granite work surface, radiator, tiled flooring, under stairs storage cupboard.

**Inner Hallway**

Leading to further ground floor accommodation and courtesy door to garage.

**Cloakroom**

Close coupled WC, pedestal wash hand basin, radiator, tiled flooring, extractor fan.

**Utility Room 8' 9" x 5' 11" (2.66m x 1.80m)**

Fitted with a range of base cupboard units, recess and plumbing for washing machine, stainless steel sink unit with mixer tap, wall mounted Worcester boiler, radiator, tiled flooring.

**Study/Bedroom Five 13' 1" x 10' 2" (3.98m x 3.10m)**

Velux window, UPVC double glazed window and sliding door to garden, access to loft storage.

**First Floor Landing**

Split galleried landing with additional staircase leading to the second floor, storage cupboard, radiator.

**Bedroom Two 13' 1" x 12' 0" (3.98m x 3.65m)**

UPVC double glazed double opening doors with Juliet balcony, radiator, built-in wardrobes, door to:

**En Suite**

Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, obscured UPVC double glazed window to side elevation, ladder style radiator, tiled flooring and to half wall, double shower cubicle with main shower, built-in storage cupboard with shelving.

**Bedroom Three 12' 0" x 11' 4" (3.65m x 3.45m)**

UPVC double glazed double opening doors with Juliet balcony, built-in wardrobes with mirrored fronted sliding doors, radiator.

**Bedroom Four 10' 3" into bay x 9' 6" max (3.12m x 2.89m)**

UPVC double glazed window bay window to front elevation, radiator.

**Bathroom**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, roll top freestanding bath with mixer tap and shower attachment, corner shower cubicle with mains shower, tiled flooring, extractor fan, ladder style radiator.

**Second Floor Landing**

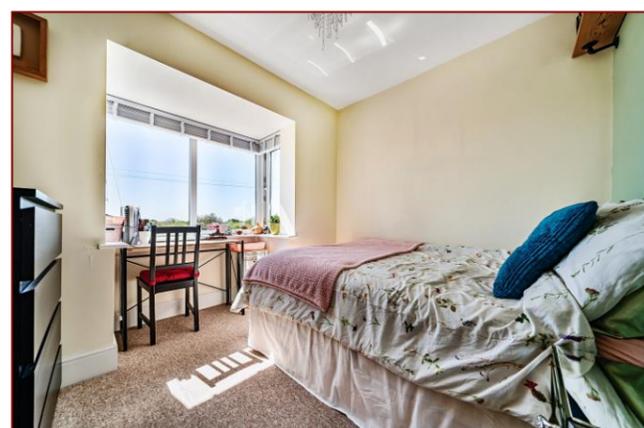
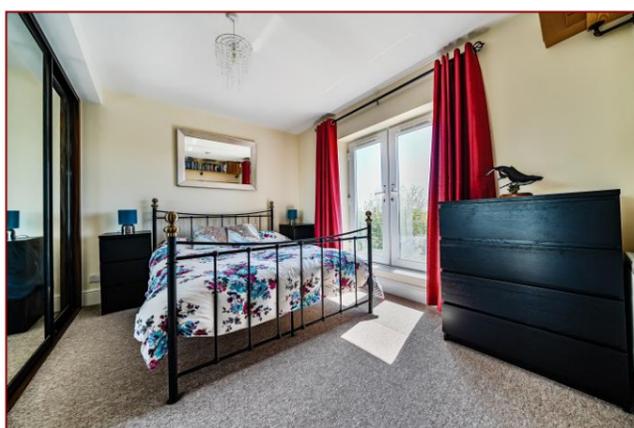
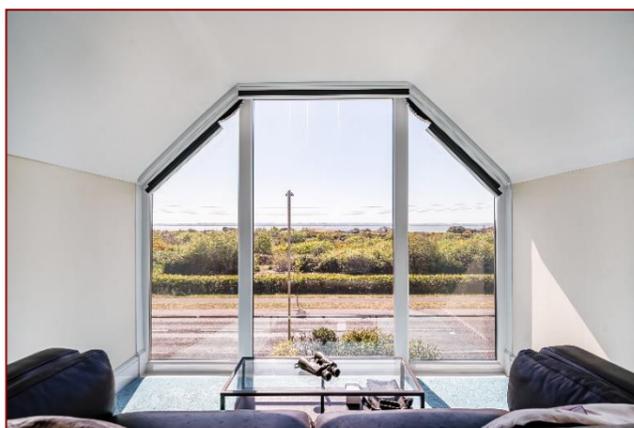
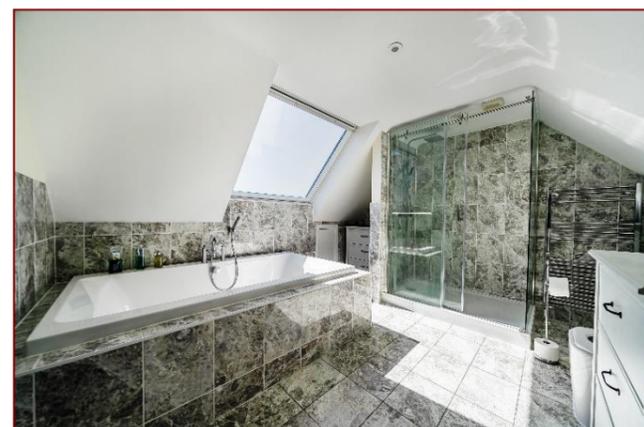
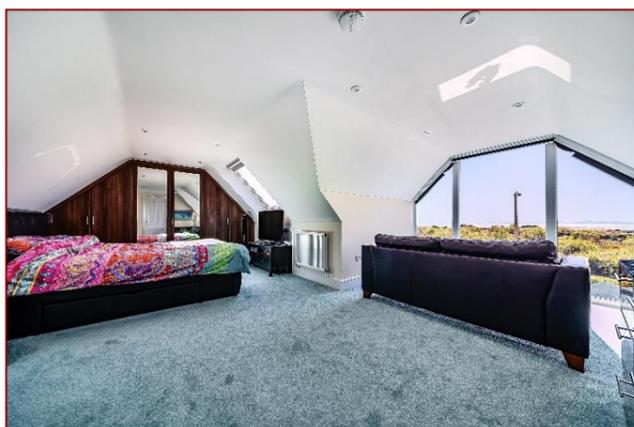
Feature arched window to rear elevation enjoying views of the rear garden.

**Bedroom One 22' 0" x 15' 1" (6.70m x 4.59m) maximum measurements**

An impressive room with UPVC double glazed floor to ceiling window enjoying elevated and superb views across the Solent & Isle of Wight, further Velux window with built-in blinds, floor to ceiling wardrobes, radiator, door to:

**En Suite**

Velux window, large bath with mixer tap and shower attachment, double shower cubicle with main shower, close coupled WC, pedestal wash hand basin, access to eave storage.



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**Outside**

The rear garden is beautifully maintained and provides a sociable entertaining area with the benefit of attractive shrubs and bushes surrounding a well kept lawn. There is a raised patio immediately next to the house along with a covered seating area, space for Jacuzzi and bar/garden office to the far end. In addition there is outside lighting, water tap, power points and side pedestrian access. To the front of the house is a gravelled 'in and out' driveway providing ample off road parking.

**Garage 15' 3" x 10' 2" (4.64m x 3.10m)**

Power and light connected and remote-control roller door.

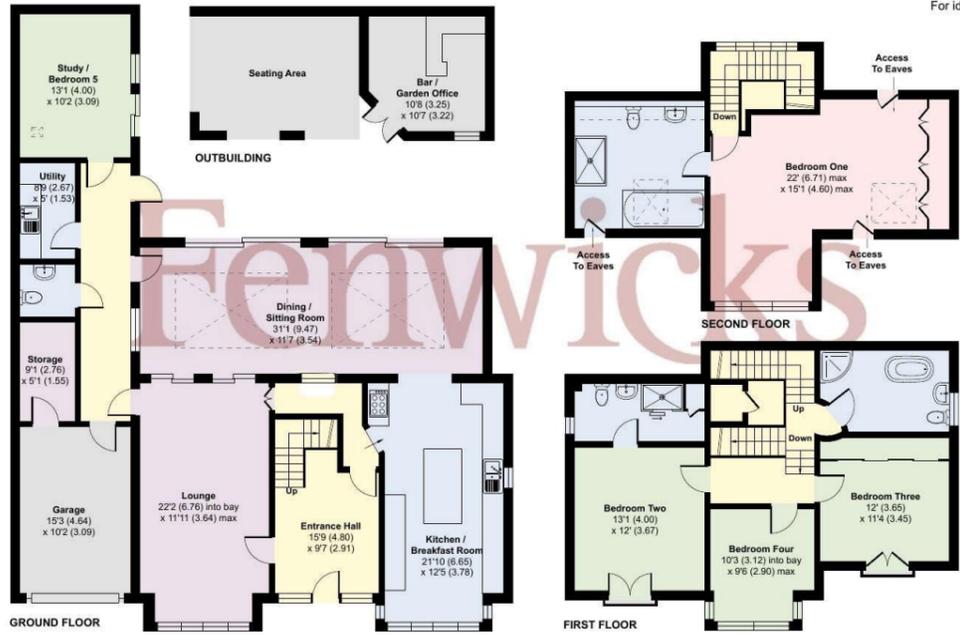
**General Information**

- Construction - Traditional
- Water Supply – Portsmouth Water
- Electric Supply – Mains
- Gas Supply - Mains
- Sewerage - Mains
- Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>
- Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height



**Portsmouth Road, Lee-on-the-Solent, PO13**

Approximate Area = 2654 sq ft / 246.5 sq m (excludes seating area)

Limited Use Area(s) = 22 sq ft / 2 sq m

Garage = 154 sq ft / 14.3 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 2936 sq ft / 272.6 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1278907

Tenure: Freehold

Council Tax Band: E

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£899,995

Portsmouth Road, Lee-On-The-Solent, PO13 9AG

\*DRAFT DETAILS\*

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