

This exceptional and individual detached house is ideally located close to the High Street & seafront. The internal accommodation is extremely spacious and accommodates four double bedrooms. The large rear garden backs onto the park and the front provides ample parking.

**The Accommodation Comprises**  
Composite front door to:

**Entrance Porch**  
Coat hanging space, tiled flooring, front door to:

**Entrance Hall**  
Coved ceiling, vertical radiator, courtesy door to garage, contemporary stairway with glass panels.

**Cloakroom**  
Coved ceiling, obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, partly tiled walls.

**Dining Room 14' 6" x 13' 0" (4.42m x 3.96m)**  
Coved ceiling, UPVC double glazed window to front elevation and further high-level window to side elevation, radiator.

**Lounge 17' 7" x 13' 0" (5.36m x 3.96m)**  
Coved ceiling, UPVC double glazed windows to side elevation, UPVC double glazed sliding door to sun room, two vertical radiators, feature fireplace.

**Sun Room 14' 6" x 12' 0" (4.42m x 3.65m)**  
UPVC double glazed windows and double opening doors to rear garden, tiled flooring, vaulted ceiling.

**Kitchen 14' 1" x 12' 2" (4.29m x 3.71m)**  
Coved ceiling, UPVC double glazed window to rear elevation, ladder style radiator, fitted with a modern range of base cupboards and matching eye level units, solid work surfaces with up stands, single bowl sink and drainer unit with mixer tap and boiling water tap, integral eye level double oven, five ring induction hob with extractor hood over, larder cupboard, integral fridge, integral dishwasher.

**Utility Room 7' 11" x 4' 9" (2.41m x 1.45m)**  
Coved ceiling, UPVC double glazed window to side elevation, UPVC double glazed door to rear garden, fitted with a range of base cupboards, solid work surface, single bowl stainless steel sink and drainer unit with mixer tap, wall mounted combination boiler.

**Study**  
Coved ceiling, UPVC double glazed window to side elevation, radiator.

**Landing**  
Coved ceiling, access to loft space, radiator, storage cupboard with hanging rail and shelving.

**Bedroom One 17' 6" x 13' 0" (5.33m x 3.96m)**  
Coved ceiling, UPVC double glazed window to rear elevation, radiator, door to:

**En Suite**  
Obscured UPVC double glazed window to rear elevation, double shower cubicle with rainwater shower head, wash hand basin set in vanity unit with tiled splash back, vanity mirror, close coupled WC, ladder style radiator, storage cupboard with shelving, extractor fan.

**Bedroom Two 14' 7" x 13' 0" (4.44m x 3.96m)**  
Coved ceiling, UPVC double glazed window to front elevation, radiator.

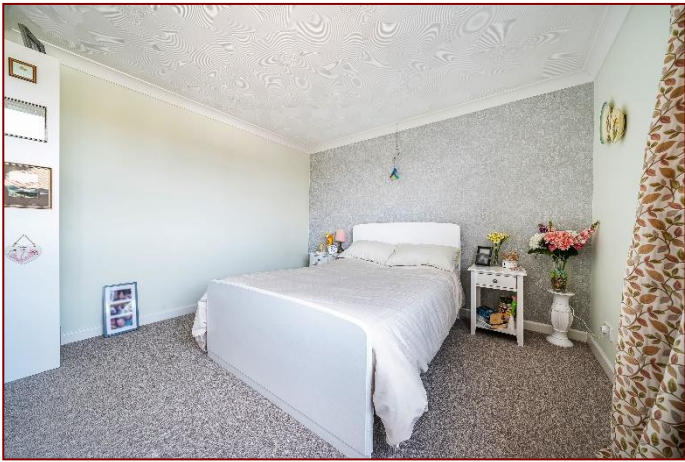
**Bedroom Three 19' 0" x 11' 1" (5.79m x 3.38m) maximum measurements**  
Coved ceiling, UPVC double glazed window to front elevation, radiator.

**Bedroom Four 13' 10" x 10' 0" (4.21m x 3.05m)**  
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

**Bathroom**  
Obscured UPVC double glazed window to side elevation, inset spotlighting to ceiling, double shower cubicle with rainwater shower head, close coupled WC, freestanding bath with mixer tap and additional shower head attachment, wash hand basin set in vanity unit with tiled splash back, vanity mirror, Victorian style radiator with towel rail, extractor fan.

**Outside**  
The rear garden is enclosed by wood panelled fencing, mainly laid to lawn with mature trees and shrubs to borders, patio area with pergola, raised flowerbeds, outside power and lighting, side pedestrian access via gate. To the front of the property there is a block paved driveway providing ample parking and access to garage.

**Garage 19' 11" x 9' 10" (6.07m x 2.99m)**  
Electric roller door, space and plumbing for washing machine.



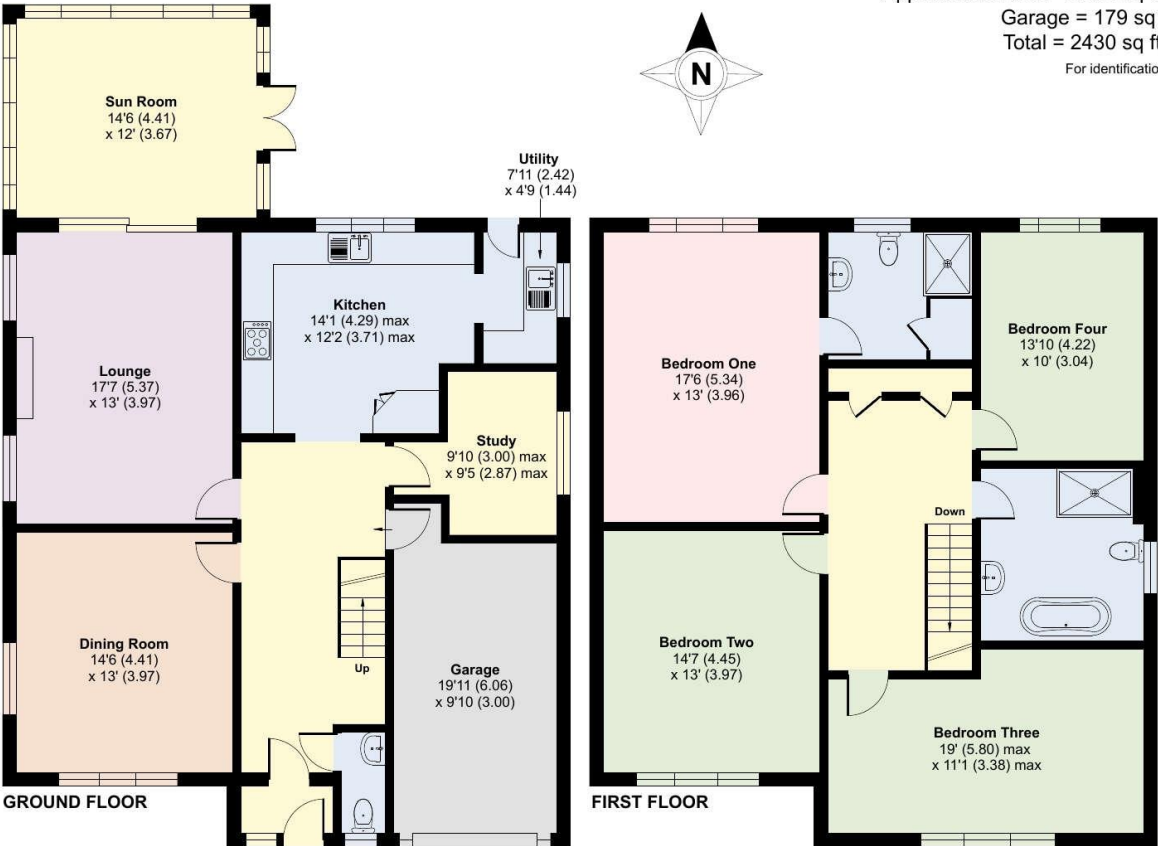


Russell Road, Lee-on-the-Solent, PO13

Approximate Area = 2251 sq ft / 209.1 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 2430 sq ft / 225.7 sq m  
For identification only - Not to scale

**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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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: 1305027

Tenure: Freehold

Council Tax Band: F

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