

A fantastic opportunity to purchase this four/five bedroom detached house situated on Portsmouth Road and benefitting from Solent glimpses. The property is deceptively spacious and provides ample living space with the first floor lounge and balcony taking full advantage of the location. Parking and double garage is located to the rear of the house

The Accommodation Comprises

Composite glazed front door with glazed side panel to:

Entrance Hall

Coved ceiling, stairs to first floor, two radiators, airing cupboard with hot water tank.

Utility Room

Space and plumbing for washing machine, door to side of property.

Cloakroom

UPVC double glazed window to side elevation, close coupled W.C with concealed cistern, pedestal wash hand basin, radiator.

Bedroom One

UPVC double glazed window to rear elevation, radiator, door to:

En Suite

Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, double shower cubicle with main shower and additional rainfall shower head.

Bedroom Two

UPVC double glazed window to rear elevation, radiator.

Bedroom Three

UPVC double glazed window to front elevation, range of built-in wardrobes and dressing table, radiator.

Bedroom Four

UPVC double glazed window to front elevation, radiator.

First Floor Landing

Obscured UPVC double glazed window to side elevation, access to loft space.

Lounge/Dining Room

Coved ceiling, UPVC double glazed windows to front elevation, sliding patio door to balcony, two radiators, feature fireplace.

Kitchen/Breakfast Room

UPVC double glazed window to rear elevation and UPVC double glazed obscured window to side elevation, fitted with a range of base cupboards and matching eye level units, Granite work surface, one and a half bowl single drainer sink unit with mixer tap, gas hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer, integrated double electric oven, space for table and chairs, radiator.

Dining Room/Bedroom Five

UPVC double glazed window to rear elevation, radiator.

Bathroom

Obscured UPVC double glazed window to side elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with main shower, bath with mixer tap, tiled flooring and walls, ladder style radiator.

Outside

To the front of the property is a pleasant garden which is enclosed by wall with shrubs to borders, pathway leading to the front door. The rear garden is also enclosed, laid to lawn with flowers and shrubs, rear pedestrian access to parking area and double garage.

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>

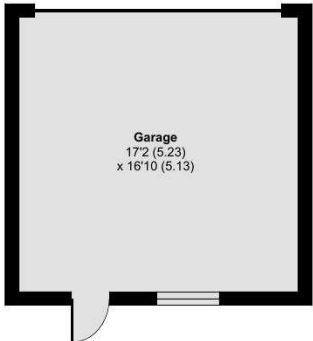
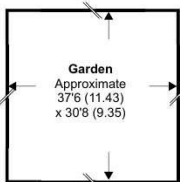
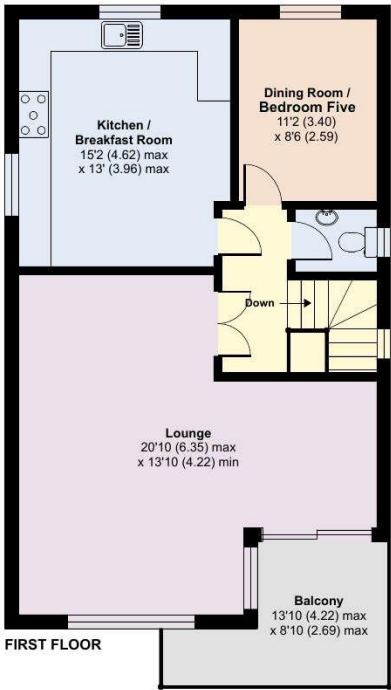
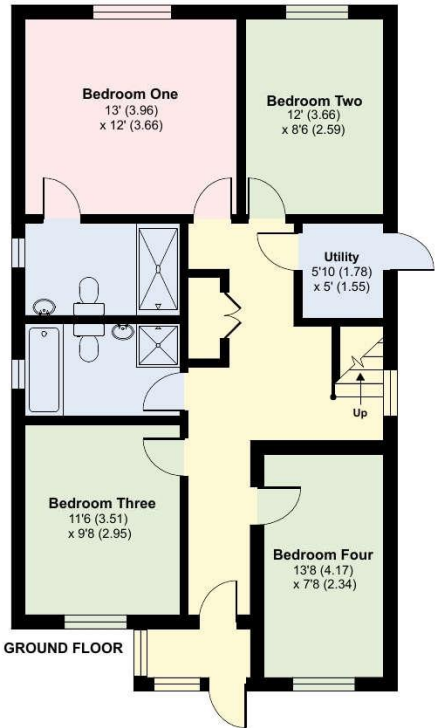


Portsmouth Road, Lee-on-the-Solent, PO13

Approximate Area = 1617 sq ft / 150.2 sq m
Garage = 288 sq ft / 26.8 sq m
Total = 1905 sq ft / 177 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: F

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1332293

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DRAFT DETAILS

£619,995
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