

Situated in a highly sought after location within west Lee on the Solent is this well presented four bedroom detached property. This delightful home benefits from generous accommodation with two separate reception rooms and modern kitchen breakfast room, additionally the property benefits from a large garage and workshop.

**The Accommodation Comprises**

Composite glazed front door to:

**Entrance Porch**

UPVC double glazed windows and glazed door.

**Entrance Hall**

Coved ceiling, stairs to first floor, solid Oak flooring, radiator.

**Cloakroom/Utility Room**

UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, recess and plumbing for washing machine, space tumble dryer, tiled flooring, tiled walls, ladder style radiator, extractor fan.

**Lounge 19' 9" x 12' 0" (6.02m x 3.65m)**

UPVC double glazed windows to front elevation, UPVC double glazed window and double opening doors to rear garden, two radiators, coved ceiling.

**Kitchen 21' 7" x 9' 7" (6.57m x 2.92m)**

UPVC double glazed window and double opening doors to rear garden, fitted with a modern range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl drainer stainless steel sink unit with mixer tap, integrated dishwasher and fridge/freezer, eye level double oven, electric hob with extractor hood over, space table and chairs, two radiators, wall mounted boiler.

**Conservatory 12' 8" x 8' 0" (3.86m x 2.44m) maximum measurements**

Polycarbonate roof, UPVC double glazed window and door to rear garden, tiled flooring, radiator, UPVC double glazed door and window to garage.

**Dining Room 16' 3" into bay x 13' 10" maximum (4.95m x 4.21m)**

UPVC double glazed bay window to front elevation, coved ceiling, two radiators, cupboards housing meters, consumer unit and with shelving.

**Landing**

Half gallery, coved ceiling, radiator and cupboard with shelving.

**Bedroom One 12' 3" x 12' 1" (3.73m x 3.68m)**

Coved ceiling, UPVC double glazed window to front elevation, built-in wardrobes, over bed storage, matching dressing table and bedside cabinets, door to:

**En Suite**

Inset spotlighting, extractor fan, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, shower cubicle with electric shower.

**Bedroom Two 11' 11" x 9' 9" (3.63m x 2.97m) plus wardrobe**

Coved ceiling, UPVC double glazed window to rear elevation, radiator, laminate flooring, built-in wardrobe with mirrored fronted sliding door.

**Bedroom Three 9' 9" x 9' 3" (2.97m x 2.82m) plus wardrobe**

Coved ceiling, access to loft space with pulldown ladder and light, built-in wardrobe, radiator, UPVC double glazed window to rear elevation.

**Bedroom Four 13' 10" x 8' 8" (4.21m x 2.64m) maximum measurements**

UPVC double glazed window to front elevation.

**Shower Room**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, corner shower cubicle with mains shower, tiled flooring, ladder style radiator.

**Outside**

The property is set within delightful gardens which can enjoy at both the front and rear, the rear garden is enclosed by wood panelled fencing, large patio seating area, a fine array of flowers shrubs and bushes, pathway leading through two feature pergola arches, further patio area and summerhouse. There is side pedestrian access to the front, outside lighting and water tap. To the front of the property is a further garden which is laid to lawn, further flowerbeds and trees. Double gates provide access to a driveway that provides ample off road parking and leads to the garage.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Sewerage - Mains sewerage

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>



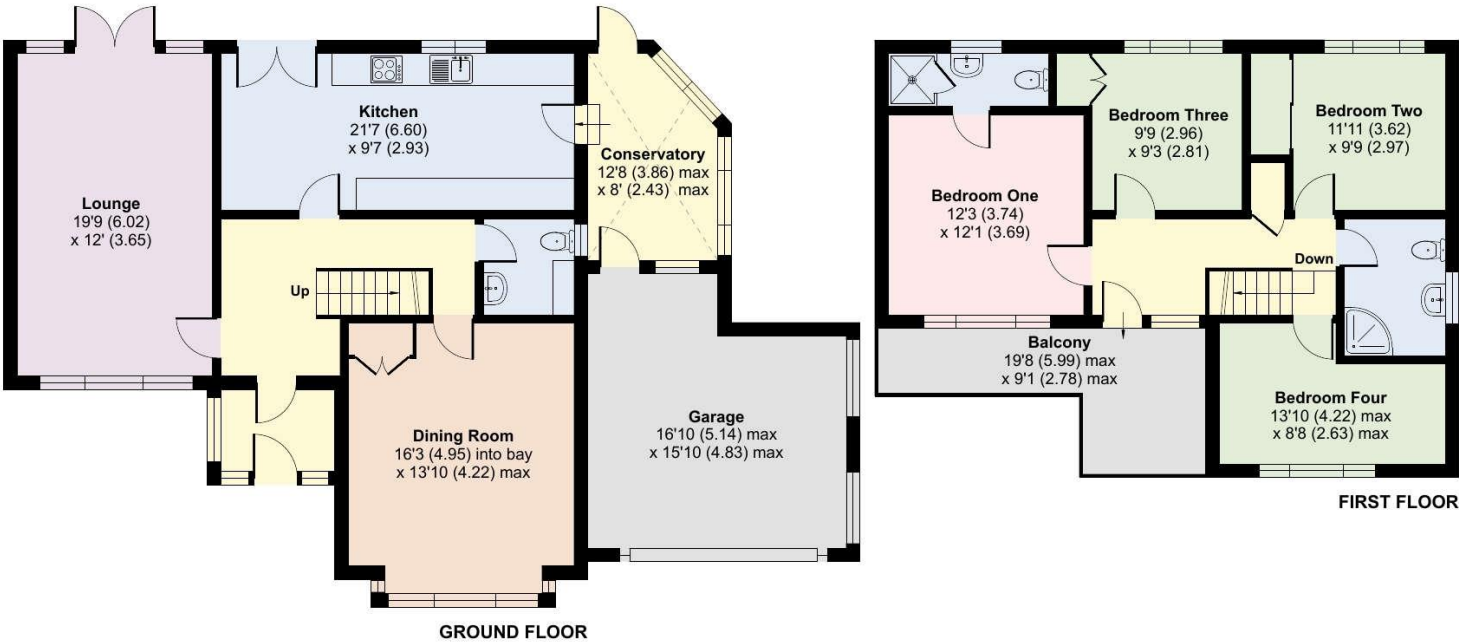


Manor Way, Lee-on-the-Solent, PO13

Approximate Area = 1671 sq ft / 155.2 sq m  
Garage = 236 sq ft / 21.9 sq m  
Total = 1907 sq ft / 177.1 sq m  
For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 66 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). © nichecom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1261596

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\*DRAFT DETAILS\*

£710,000  
Manor Way, Lee-On-The-Solent, PO13 9JJ

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