

Ideally located close to the High Street at Lee on the Solent is this superbly presented three bedroom detached property which provides spacious and versatile living accommodation. The property boasts a beautiful enclosed garden, ample parking and garage. There are three double bedrooms, large living room and delightful sun room which overlooks the garden.

The Accommodation Comprises
Composite glazed front door to:

Entrance Hall

Coved ceiling, UPVC double glazed side panel, wood flooring, radiator, stairs to first floor, storage cupboard with double opening doors.

Kitchen/Breakfast Room

UPVC double glazed window to rear 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, wall mounted boiler, integrated double electric oven, electric hob with extractor hood over, recess and plumbing for dishwasher, space for fridge/freezer, eye level display units, ladder style radiator, glazed door to:

Utility Room

Glass roof, base and eye level units, stainless steel sink unit with mixer tap, tiled flooring, radiator, space for additional fridge/freezer, recess and plumbing for washing machine.

Lounge/Dining Room

UPVC double glazed bow window to front elevation, UPVC double glazed double opening doors and windows to rear garden, laminate flooring, two radiators.

Sun Room

Glass roof, UPVC double glazed windows and double opening doors to rear garden, two radiators, laminate flooring, cupboard.

Bedroom One

Coved ceiling, UPVC double glazed bow window to front elevation, radiator, built-in wardrobes.

Bathroom

Two obscured UPVC double glazed windows to rear elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower, spa style bath with mixer tap and shower attachment, laminate flooring, radiator, storage cupboard with shelving.

Landing

Rooflight

Bedroom Two

Velux window, UPVC double glazed window to rear elevation, radiator, access to eaves storage, fitted wardrobe.

Bedroom Three

Velux window, UPVC double glazed window to rear elevation, access to eaves storage.

Shower Room

Close coupled W.C, wall mounted wash hand basin, double shower cubicle with mains shower, inset spotlights, ladder style radiator.

Outside

To the front there is a low maintenance garden which is laid to artificial grass with wall surrounding. Double gates open onto a block paved driveway which continues to the side of the property with additional wrought iron gates providing access to a further parking area and then leading to the garage. The rear garden is truly delightful with a well maintained lawn, fine array of flowers, shrubs, trees including fruit, large raised decking area ideal for outside dining, two sheds, greenhouse and access to the 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>

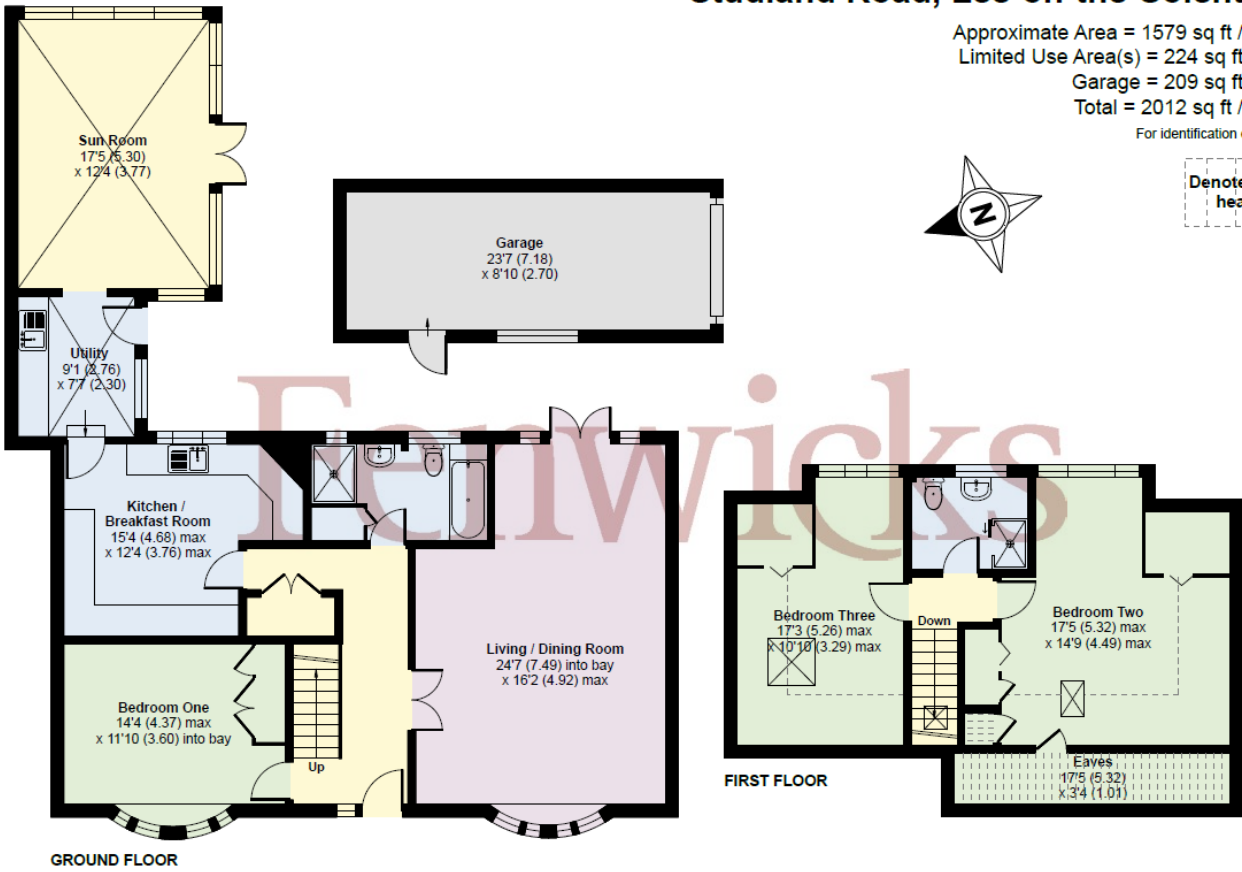


Studland Road, Lee-on-the-Solent, PO13

Approximate Area = 1579 sq ft / 146.6 sq m
Limited Use Area(s) = 224 sq ft / 20.8 sq m
Garage = 209 sq ft / 19.4 sq m
Total = 2012 sq ft / 186.8 sq m
For identification only - Not to scale



Denotes restricted head height



Tenure: Freehold

Council Tax Band: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1363502

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DRAFT DETAILS

£675,000
Studland Road, Lee-On-The-Solent, PO13 9HY

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