

Situated in a highly sought after road and within close proximity to the seafront and High Street is this delightful four bedroom detached property. The house enjoys light and spacious living accommodation which includes an open plan kitchen/dining room, large bathroom and en suite to the main bedroom.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch

UPVC double glazed obscured windows, laminate flooring, glazed door to:

Lounge 19' 8" x 15' 11" (5.99m x 4.85m)

Coved ceiling, UPVC double glazed picture window to front elevation enjoying an outlook over the front garden, two radiators, electric fireplace with stone surround and hearth.

Kitchen/Dining Room 29' 9" x 9' 9" (9.06m x 2.97m)

UPVC double glazed windows and double opening doors to rear garden, tiled flooring, radiator, fitted with a range of base cupboard and matching eye level units, one of half bowl single drainer stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, cupboard housing boiler.

Inner Hall

Tiled flooring, utility cupboard with space and plumbing for washing machine, space for tumble dryer above.

Cloakroom

Obscured UPVC double glazed window to side elevation, close coupled WC, mounted wash hand basin, radiator.

Study/Utility Room 16' 7" x 9' 5" (5.05m x 2.87m)

Inset spotlighting, double aspect with UPVC double glazed windows to front and side elevations, tiled flooring, access to cupboard housing meters, water softener.

Landing

Access to loft space, UPVC double glazed window to front elevation, radiator, airing cupboard.

Bedroom One 13' 9" x 13' 4" (4.19m x 4.06m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobes and drawer units, door to:

En Suite

Close coupled macerator WC, modern glass wash hand basin with mixer tap, corner shower cubicle with mains shower, inset spotlighting, tiled flooring with underfloor heating.

Bedroom Two 17' 0" x 8' 11" (5.18m x 2.72m)

UPVC double glazed window to rear elevation, radiator, range of built-in wardrobes and dressing table with matching bedside units, radiator.

Bedroom Three 12' 1" x 9' 0" (3.68m x 2.74m) maximum measurements

UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom Four 8' 11" x 7' 7" (2.72m x 2.31m)

UPVC double glazed window to front elevation, radiator.

Bathroom

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, corner shower cubicle with mains shower, tiled flooring with underfloor heating, ladder style radiator.

Outside

Side storage area, patio with Pergola, gravelled path in amongst mature shrubs and trees and fruit trees, lawned area, summerhouse with power connected, greenhouse, rills to water feature, side pedestrian access, water tap.

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>



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

Approximate Area = 1608 sq ft / 149.3 sq m
Limited Use Area(s) = 14 sq ft / 1.3 sq m
Total = 1622 sq ft / 150.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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: 1380436

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DRAFT DETAILS

£650,000
Britten Road, Lee-On-The-Solent, PO13 9JU

Fenwicks

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