

An exciting opportunity to acquire this individual and substantial detached family home which enjoys a prominent seafront position. The spacious living accommodation boasts ample ground floor family living space whilst on the first floor are five bedrooms and a viewing room taking full advantage of the spectacular views over the Solent & Isle of Wight. Offered for sale with no forward chain.

The Accommodation Comprises

Double opening front door to:

Entrance Porch

Double opening doors to:

Reception Hall

UPVC window to front elevation, stairs to first floor, radiator.

Bathroom

Obscured UPVC double glazed window to side elevation, closed coupled WC, pedestal wash hand basin, bath with mixer tap and hand help shower attachment, radiator, access to under stairs storage housing consumer unit and meters.

Lounge 19' 11" x 17' 0" (6.07m x 5.18m) max measurements

Two UPVC double glazed windows to front elevation, two radiators, fireplace with electric log effect burner with mantle, door to:

Dining Room 15' 0" x 13' 11" (4.57m x 4.24m) max measurements

Two UPVC double glazed windows and double opening door to the conservatory, built-in storage units, fireplace, service hatch to kitchen.

Kitchen/Breakfast Room 17' 9" x 10' 5" (5.41m x 3.17m) max measurements

Dual aspect UPVC single glazed windows to rear and side elevations, fitted with a range of base cupboards with matching eye level units, roll top work surface, integrated electric hob, integrated double oven, space and plumbing for dishwasher, space for fridge/freezer, cupboard housing boiler, two bowl stainless steel drainer sink unit with mixer tap, UPVC glazed door to:

Utility/Conservatory 19' 3" x 7' 9" (5.86m x 2.36m)

UPVC double glazed windows to rear garden, space and plumbing for washing machine, single bowl and drainer stainless steel sink unit.

Inner Lobby

Door to rear garden.

Cloakroom

Obscured UPVC double glazed window to rear elevation, wall mounted wash hand basin, W.C with wall mounted cistern, radiator.

Landing

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

Bedroom One 16' 11" x 13' 11" (5.15m x 4.24m) max measurements

UPVC double glazed window to front elevation, radiator, door to bedroom four.

Bedroom Two 15' 0" x 13' 6" (4.57m x 4.11m) max measurements

UPVC double glazed windows to rear elevation, built-in wardrobe, pedestal wash hand basin, radiator.

Bedroom Three 15' 11" x 9' 8" (4.85m x 2.94m) max measurements

Dual aspect UPVC double glazed window to front and side elevations, radiator, built in wardrobes, built in storage cupboard above stairs.

Bedroom Four 14' 0" x 9' 8" (4.26m x 2.94m) max measurements

Radiator, feature fireplace, built-in storage, double opening doors to:

Viewing Area

UPVC double glazed windows to front elevation, poly carbonate roof.

Bedroom Five 10' 6" x 9' 5" (3.20m x 2.87m) max measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe, airing cupboard housing hot water tank.

Bathroom

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand, bath with mixer tap and handheld shower attachment, radiator.

Outside

The rear garden is mainly laid to lawn, enclosed by wood panel fencing and brick wall, double gates to hard standing at the rear along with garage to rear. The front of the property is enclosed by a low rise brick wall with further garden laid to lawn, shrubs and foliage to borders, pathway to front door and pedestrian gate accessing the rear garden.

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>

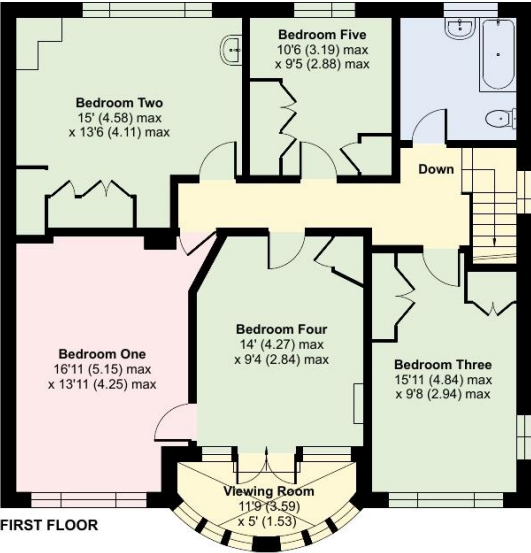
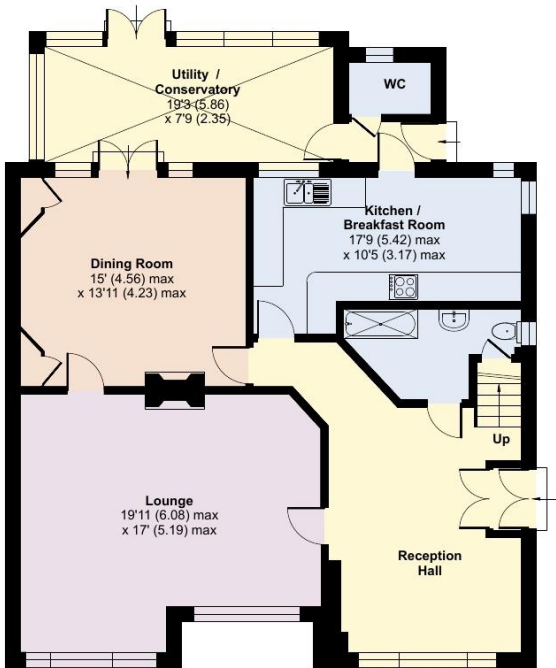
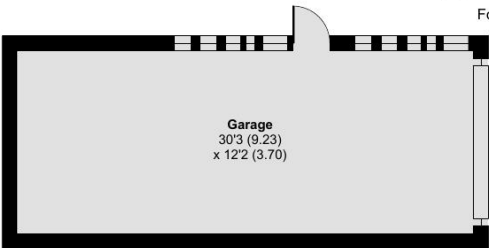


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Marine Parade West, Lee-on-the-Solent, PO13

Approximate Area = 2303 sq ft / 213.9 sq m
Garage = 368 sq ft / 34.1 sq m
Total = 2671 sq ft / 248 sq m
For identification only - Not to scale



Tenure: Freehold
Council Tax Band: G

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1382495

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£750,000
Marine Parade West, Lee-On-The-Solent, PO13 9LW

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT