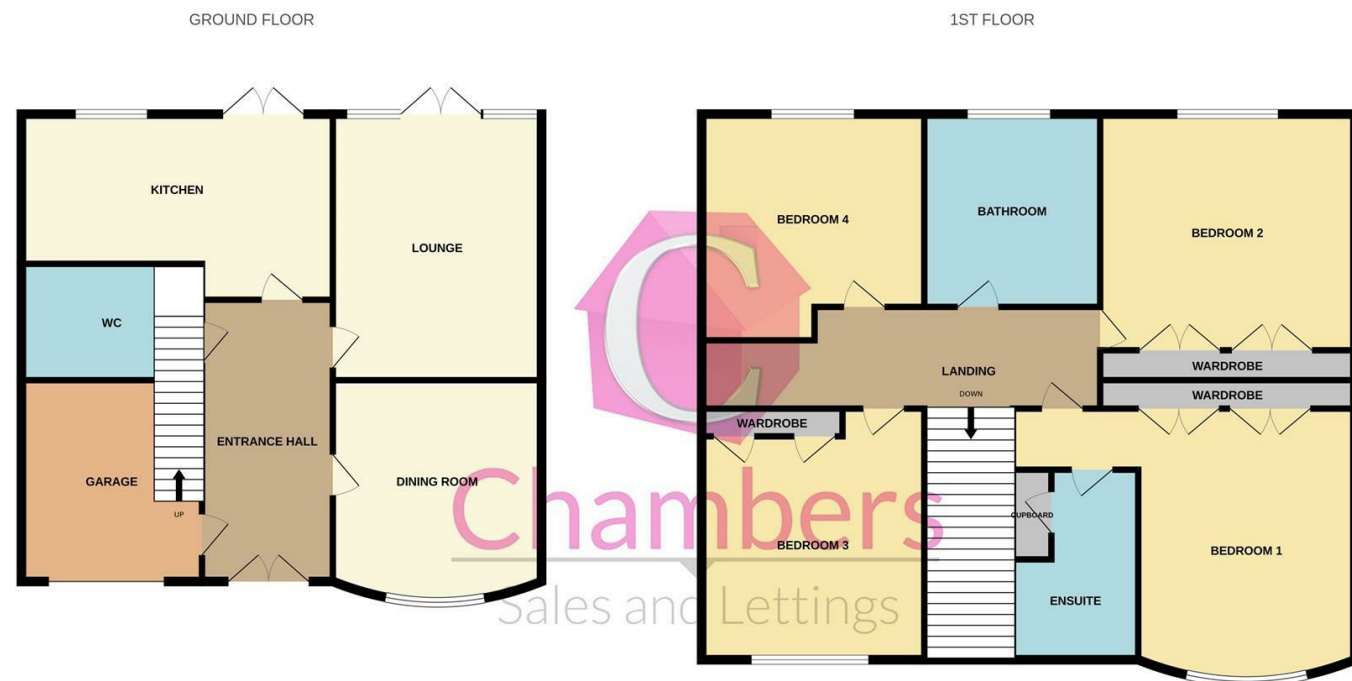




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersestateagency.com/>



57
Megson Drive
Lee-On-The-Solent
PO13 8BA



01329665700

Stubbington

57 Megson Drive

Lee-On-The-Solent
PO13 8BA

£549,995
Freehold



Front Door

Entrance Hallway
Skimmed coved ceiling, Karndean flooring, access to under stairs storage cupboard, vertical radiator.

Lounge
17'5" x 10'10" (5.32 x 3.32)
Skimmed coved ceiling, French doors to rear garden, feature fire surround, 2 x radiators.

Dining Room
11'0" x 11'6" (3.36 x 3.51)
Skimmed coved ceiling, walk in bay window to front elevation, Karndean flooring, radiator.

Kitchen/Breakfast Room
16'8" x 10'1" (5.10 x 3.08)
Skimmed ceiling, window to rear elevation, French style doors to garden, fitted range of wall and base units with work surface over, inset sink with mixer tap, built in double oven, hob and cooker hood, plumbing for dishwasher, space for fridge/freezer, breakfast bar, space for breakfast table and chairs, tiled flooring, radiator.

Downstairs Cloakroom
Skimmed ceiling, extractor fan, W.C, pedestal wash basin, heated towel rail.

First Floor Landing
Accessed via feature wooden and glazed staircase. Skimmed coved ceiling, access to roof void, radiator.

Master Bedroom
14'1" x 10'11" min (4.30 x 3.33 min)
Skimmed coved ceiling, walk in bay window to front elevation, fitted wardrobes to one wall, dressing area (not inc in measurement), radiator.

En-Suite Shower Room
7'3" x 6'9" (2.22 x 2.07)
Skimmed ceiling, window to front elevation, extractor fan, re-fitted suite comprising walk in shower cubicle, W.C with concealed cistern, wash hand basin with vanity storage, floor to ceiling tiling, access to shelved cupboard, heated towel rail.

Bedroom 2
13'0" min x 9'11" (3.98 min x 3.03)
Skimmed coved ceiling, window to front elevation, fitted wardrobes to one wall, radiator.

Bedroom 3
13'5" x 10'11" (4.11 x 3.33)
Skimmed coved ceiling, window to rear elevation, fitted wardrobes, radiator.

Bedroom 4
12'0" max x 9'4" (3.67 max x 2.87)
Skimmed coved ceiling, window to rear elevation, radiator.

Family Bathroom
9'9" x 7'3" (2.99 x 2.23)
Skimmed ceiling, window to rear elevation, re-fitted suite comprising bath tub with mixer tap, double shower cubicle, twin basins with vanity storage below, W.C, complimented by Aqua style panelling incorporating display niches and LED lighting to the bath tub, vertical radiator.

Outside

Front Garden
Laid to lawn with borders.

Driveway
Offering off road parking.

Garage
19'0" x 9'7" (5.80 x 2.94)
Vehicular access doors, power and light, personal door to hallway, utility area with wall and base units work surface and inset sink, replacement combination boiler.

Rear Garden
A fully enclosed southerly landscaped rear garden , areas laid to lawn with mature bonders, further area laid to patio with pergola, with further pergola and seating area laid to the rear, space for shed and side pedestrian access.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	84

EU Directive 2002/91/EC