

£260,000
27 Kings Road

Lee-on-the-Solent, PO13 9NU

PROPERTY SUMMARY

NO ONWARD CHAIN! This immaculately presented two-bedroom mid-terraced home is located on Kings Road, within walking distance of Lee-on-the-Solent Beach. The property features a refitted kitchen and bathroom, a separate lounge, and two double bedrooms. Outside, you'll find a rear garden with a storage shed, a front garden, and allocated parking. This home truly must be viewed to fully appreciate everything it has to offer. Please contact our Stubbington office to arrange your viewing today.

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HALLWAY

LOUNGE 12' 10" x 12' 6" (3.91m x 3.81m)

KITCHEN 16' 10" x 6' 9" (5.13m x 2.06m)

LANDING

MASTER BEDROOM 13' 10" x 10' 9" (4.22m x 3.28m)

BEDROOM TWO 10' 7" x 9' 2" (3.23m x 2.79m)

BATHROOM 6' x 5' 11" (1.83m x 1.8m)

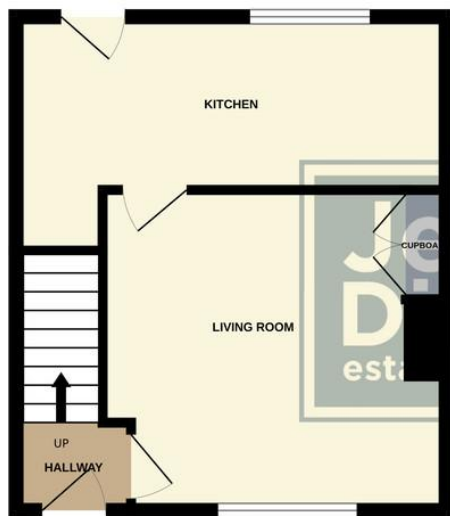
OUTSIDE

REAR GARDEN

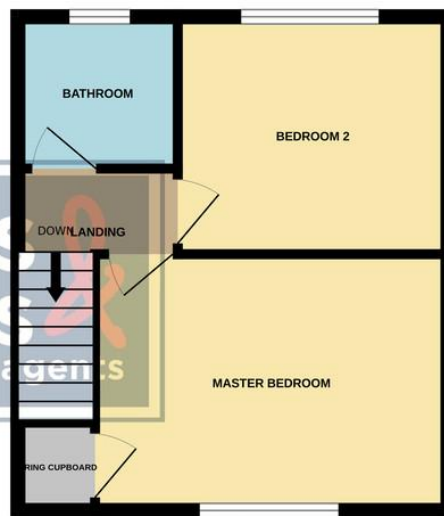
FRONT GARDEN

ALLOCATED PARKING

GROUND FLOOR



1ST FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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