



**Jeffries  
Dibbens &**  
estate and letting agents

72 Portsmouth Road  
Lee-on-the-Solent, PO13 9AF

*Exceptional*

## PROPERTY SUMMARY

A wonderful opportunity to acquire this charming and spacious five-bedroom character home, ideally positioned in a highly sought-after location close to the High Street, local amenities and well-regarded schools and within a stones' throw to Lee on the Solent Beach.

The property offers generous and versatile accommodation throughout. On the ground floor there are three reception rooms, providing excellent living and entertaining space, alongside a bright open-plan kitchen/diner that forms the heart of the home. Additional practical features include a internal lift, utility room, a conservatory overlooking the garden, and a convenient downstairs shower room.

Upstairs, the property offers five well-proportioned bedrooms, complemented by a family bathroom and a separate W/C, making it ideal for growing families.

Externally, the home sits on an impressive plot. To the rear is a large garden, perfect for outdoor living, gardening, or family activities. The property also benefits from a driveway to the front and a substantial detached garage to the rear, providing excellent parking and storage.

The home enjoys distant sea views, situated in a fantastic coastal location, and provides a rare chance to create a truly special family home.

A character property in a prime location – not to be missed.

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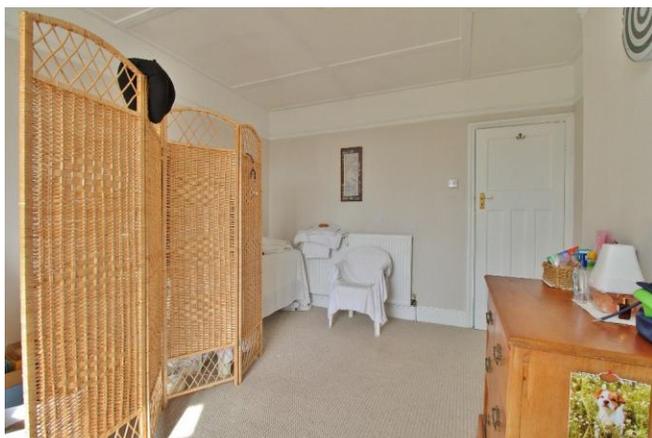
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**PORCH** 8' 9" x 4' 9" (2.67 m x 1.45m)

**HALLWAY**

**LOUNGE** 16' 9" x 14' 9" (5.11m x 4.5m)

**RECEPTION ROOM** 16' 9" x 11' (5.11m x 3.35m)

**DINING ROOM** 13' 9" x 10' 7" (4.19m x 3.23m)

**KITCHEN/DINER** 17' 10" x 14' 2" (5.44m x 4.32m)

**UTILITY ROOM** 6' 3" x 4' 8" (1.91m x 1.42m)

**CONSERVATORY** 13' 4" x 7' 2" (4.06m x 2.18m)

**SHOWER ROOM** 9' 4" x 5' 5" (2.84m x 1.65m)

**LANDING**

**MASTER BEDROOM** 14' 10" x 11' 9" (4.52m x 3.58m)

**BEDROOM TWO** 14' 10" x 11' 1" (4.52m x 3.38m)

**BEDROOM THREE** 13' 10" x 10' 7" (4.22m x 3.23m)

**BEDROOM FOUR** 10' 8" x 9' (3.25m x 2.74m)

**BEDROOM FIVE** 8' 6" x 7' (2.59m x 2.13m)

**BATHROOM** 10' x 5' 5" (3.05m x 1.65m)

**WC** 5' 1" x 3' 3" (1.55m x 0.99m)

**OUTSIDE**

**DRIVEWAY**

**REAR GARDEN**

**GARAGE** 18' 7" x 12' 8" (5.66m x 3.86m)



GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

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.



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