



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 features include a 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.

5



2



3











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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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.



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