



Guide Price **£350,000 - £360,000**  
**16 Cheyne Way**  
Lee-on-the-Solent, PO13 8HE

## PROPERTY SUMMARY

Set on a generous corner plot in the highly sought-after location of Lee-on-the-Solent, this well-proportioned family home offers an excellent balance of space, natural light and future potential.

The accommodation begins with a welcoming entrance hallway leading through to a bright and spacious dual-aspect lounge, flooded with natural light and providing an ideal setting for both relaxing and entertaining. The well-appointed kitchen offers ample cupboard and worktop space and leads seamlessly into the conservatory, creating a versatile additional living or dining area overlooking the garden. A ground-floor bathroom completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms, ideal for families, guests or home working, along with a modern shower room and useful storage off the landing.

Outside, the property continues to impress. The south-facing rear garden enjoys sunshine throughout the day and provides an excellent space for outdoor dining and relaxation. A rear gate offers direct access to the garage and parking, adding everyday practicality. To the front, the garden is of a good size and presents the opportunity to create additional off-road parking, subject to the necessary requirements. The generous corner plot also provides excellent scope to extend or further enhance the property (STPP).

This is a fantastic opportunity to acquire a bright and versatile home in a prime location and viewing is highly recommended to fully appreciate everything on offer.

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#### **HALLWAY**

**LOUNGE** 14' 5" x 10' 6" (4.39m x 3.2m)

**KITCHEN** 12' 5" x 8' (3.78m x 2.44m)

**CONSERVATORY** 11' 1" x 10' 3" (3.38m x 3.12m)

**BATHROOM** 7' 7" x 5' 10" (2.31m x 1.78m)

#### **LANDING**

**BEDROOM ONE** 14' 5" x 10' 6" (4.39m x 3.2m)

**BEDROOM TWO** 9' 4" x 7' 7" (2.84m x 2.31m)

**BEDROOM THREE** 9' 4" x 6' 5" (2.84m x 1.96m)

**SHOWER ROOM** 5' 7" x 4' 5" (1.7m x 1.35m)

#### **OUTSIDE**

**STUNNING CORNER PLOT**

**GARAGE**

**PARKING**

GROUND FLOOR

1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	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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