

£580,000

16 Studland Road

Lee-on-the-Solent, PO13 9HY

PROPERTY SUMMARY

Situated just a short walk from Lee-on-the-Solent High Street and the seafront, this charming detached home offers spacious and versatile accommodation, ideal for a range of buyers. Having been thoughtfully updated and exceptionally well-maintained over the years, the property retains its character while providing comfortable and flexible living spaces throughout. The accommodation includes a welcoming entrance hall, a generous double aspect living and dining room with doors opening onto the rear garden, creating a bright and inviting space for both everyday living and entertaining. The kitchen offers ample storage and worktop space and is complemented by a separate utility room, while the large conservatory enjoys pleasant views across the beautifully maintained rear garden. A particular benefit of the property is the versatile ground floor accommodation, with a spacious double bedroom and a family bathroom featuring both a bath and separate shower. This space could equally serve as guest accommodation, multi-generational living or a further reception room if required. Upstairs are two further generous double bedrooms, served by a modern shower room. Outside, the property continues to impress. To the front, a low-maintenance garden laid to artificial lawn is enclosed by attractive walls, while double gates open onto a block-paved driveway providing ample off-road parking. The driveway continues along the side of the property through wrought iron gates to an additional parking area and detached garage. The rear garden is undoubtedly one of the property's standout features. Beautifully maintained and offering a wonderful degree of privacy, it enjoys a generous lawn surrounded by an established array of flowers, shrubs and mature trees. A large raised decking area provides the perfect setting for outdoor dining and entertaining, while two sheds, a greenhouse and access to the garage complete this delightful outdoor space. A truly unique home in a highly sought-after coastal location, offering character, flexible accommodation and exceptional gardens, all within easy reach of local amenities and the beach. Early viewing is highly recommended.

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LIVING/DINING ROOM 23' 01" x 16' 01" (7.04m x 4.9m)

KITCHEN/BREAKFAST ROOM 15' 03" x 12' 03" (4.65m x 3.73m)

UTLITY ROOM 8' 09" x 6' 10" (2.67m x 2.08m)

SUN ROOM 17' 07" x 11' 04" (5.36m x 3.45m)

DOWNSTAIRS BATHROOM 10' 08" x 5' 04" (3.25m x 1.63m)

BEDROOM 1 14' 03" x 10' 03" (4.34m x 3.12m)

BEDROOM 2 14' 05" x 10' 11" (4.39m x 3.33m)

BEDROOM 3 16' 05" x 10' 03" (5m x 3.12m)

UPSTAIRS BATHROOM 7' 05" x 5' 11" (2.26m x 1.8m)

GARAGE

DRIVEWAY

FRONT GARDEN

REAR GARDEN

GROUND 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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1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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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