

£299,995

54 Westland Drive

Lee on the Solent, PO13 8GJ

PROPERTY SUMMARY

This immaculately presented two double bedroom end-of-terrace home is ideally located in a popular residential area of Lee-on-the-Solent, close to well-regarded schools, the seafront, and a range of local amenities. Upon entering the property, you are welcomed by a bright entrance hallway leading to a well-presented, modern kitchen to the front of the home. To the rear, there is a generous lounge/diner which provides an excellent space for both relaxing and entertaining, with patio doors opening directly onto the rear garden. The ground floor also benefits from a convenient downstairs W/C. Upstairs, the property offers two well-proportioned double bedrooms. Bedroom two benefits from its own ensuite shower room, while the home is also served by a stylish family bathroom. The property has been maintained to a high standard throughout and is presented in excellent condition, making it ready for a new owner to move straight in. With its desirable location near the beach, local shops, and schools, this home would be ideal for first-time buyers, downsizers, or investors alike. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





ENTRANCE HALL

W/C 7' 7" x 2' 11" (2.31m x 0.89m)

KITCHEN 9' 5" x 8' 6" (2.87m x 2.59m)

LOUNGE/DINER 15' 6" x 14' 1" (4.72m x 4.29m)

UPSTAIRS LANDING

BEDROOM 1 11' 11" x 8' 11" (3.63m x 2.72m)

BEDROOM 2 11' 11" x 9' 7" (3.63m maximum measurements x 2.92m)

ENSUITE 5' 5" x 5' 5" (1.65m x 1.65m)

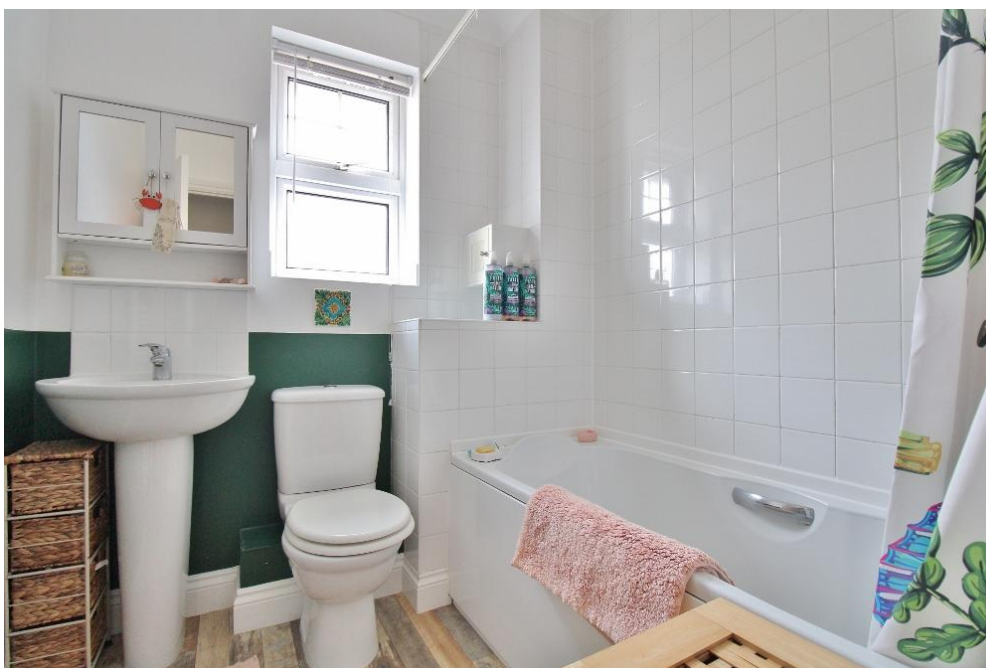
BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m)

OUTSIDE

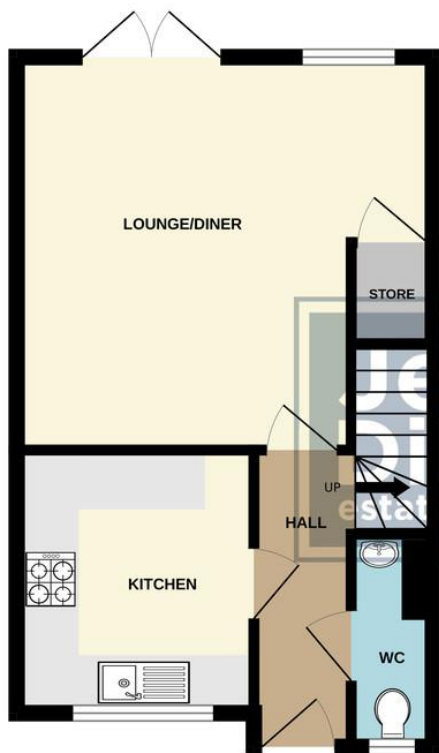
ALLOCATED PARKING

2 x allocated parking spaces to the front of the property

PRIVATE REAR GARDEN



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.

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
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	75 C	87 B
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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