

£399,950

27 Ocean Road

Lee-on-the-Solent, PO13 9GQ

PROPERTY SUMMARY

Perfectly positioned just moments from the seafront, this well-presented three-bedroom semi-detached home offers an excellent opportunity to enjoy the sought-after coastal lifestyle that Lee-on-the-Solent has to offer. The property is also within close proximity to both Lee-on-the-Solent High Street and Stubbington Village, with their range of shops, cafés and amenities, as well as well-regarded local schools.

The property opens into a generous entrance hallway, leading through to a sleek and well-equipped kitchen boasting ample worktop and storage space. Adjacent is a useful utility room, providing a dedicated area for laundry and keeping appliances separate from the main kitchen, with access from here to a convenient downstairs WC.

To the rear is an impressive open-plan lounge/diner, creating a fantastic space for everyday family life and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless flow between the indoor and outdoor spaces.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom.

Outside, the property enjoys an enclosed rear garden, ideal for relaxing, entertaining and al fresco dining. To the front is a charming garden alongside driveway parking for multiple vehicles.

With the beach just a stones' throw away, coastal walks and the waterfront easily accessible, yet everyday amenities, schools and village centers all within easy reach, this fantastic home combines a coastal setting with practical family living. Contact our Stubbington branch today to arrange your viewing and avoid missing out.

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ENTRANCE HALL

KITCHEN 9' 5" x 8' 8" (2.87m x 2.64m)

UTILITY ROOM 6' 7" x 5' 5" (2.01m x 1.65m)

CLOAKROOM 6' 7" x 2' 11" (2.01m x 0.89m)

LOUNGE/DINER 16' 0" x 15' 7" (4.88m x 4.75m)

BEDROOM 1 12' 4" x 12' 0" (3.76m x 3.66m)

ENSUITE 6' 8" x 3' 10" (2.03m x 1.17m)

BEDROOM 2 12' 8" x 8' 7" (3.86m x 2.62m)

BEDROOM 3 10' 11" x 7' 0" (3.33m x 2.13m)

BATHROOM 8' 7" x 6' 11" (2.62m x 2.11m)

OUTSIDE

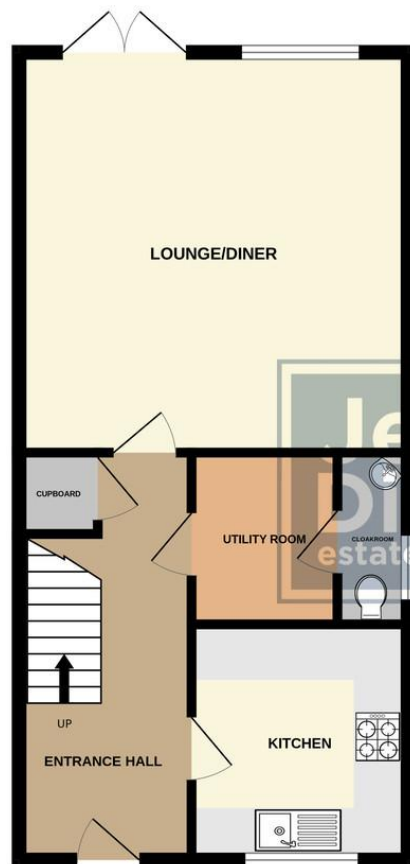
FRONT GARDEN

DRIVEWAY PARKING

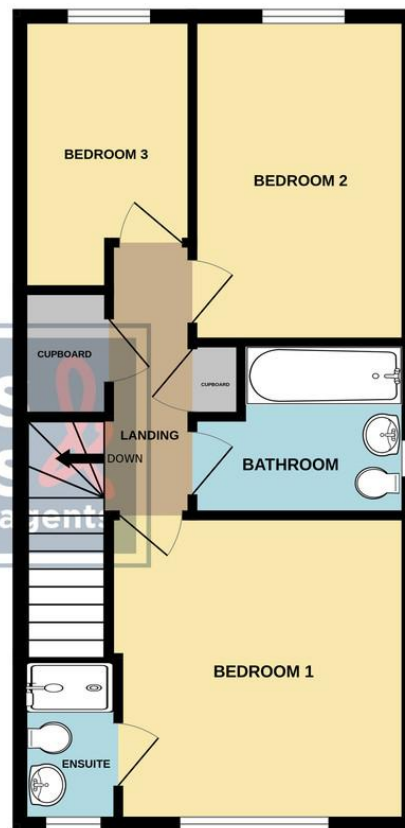
REAR GARDEN



GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	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.

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 is given as to their operability or efficiency can be given.
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