

A superb detached house located close to the seafront and benefitting from an adjoining annexe to the side. The property provides spacious living accommodation and is the ideal multi generation combination.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Porch**

Tiled flooring, glazed front door to:

**Entrance Hall**

Coved ceiling, picture rails, stairs to first floor, UPVC double glazed window to front elevation, strip wood flooring, exposed brick wall, under stairs storage cupboard, area which has the boiler and further UPVC double glazed skilled window to side.

**Lounge** 16' 11" x 13' 11" (5.15m x 4.24m) (maximum measurements)  
UPVC double glazed bay window to front elevation, may coving pitch row and fireplace with tiled hearth and surround, radiator, opening to:

**Sitting Room** 14' 4" x 13' 11" (4.37m x 4.24m)  
Picture rail, further fireplace with marble hearth.

**Dining Room** 17' 10" x 12' 0" (5.43m x 3.65m)  
Coved ceiling, UPVC double glazed double opening doors to rear garden, two radiators.

**Kitchen** 11' 9" x 9' 3" (3.58m x 2.82m)  
UPVC double glazed window to side elevation, breakfast bar, integrated fridge and freezer, range style oven to remain with extractor over, further base cupboard units, one and a half bowl single drainer sink unit with mixer tap.

**Utility Room** 11' 2" x 9' 3" (3.40m x 2.82m)  
Inset spotlighting, UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, single bowl sink and drainer unit with mixer tap, recess and plumbing for washing machine and dishwasher, space for tumble dryer, radiator, door to:

**Shower Room**  
Obscured UPVC double glazed window to front elevation, close coupled WC with concealed cistern, corner wash hand basin with mixer tap, double shower cubicle with electric shower.

**First Floor Landing**  
UPVC double glazed window to side elevation, cupboard housing hot water tank and shelving.

**Bedroom One** 14' 0" x 13' 11" (4.26m x 4.24m) (maximum measurements)  
UPVC double glazed bay window to front elevation with reaching views of the Solent and Isle of Wight, radiator, feature fireplace.

**Study Area**  
Coved ceiling

**Bedroom Two** 14' 4" x 14' 1" (4.37m x 4.29m)  
Coved ceiling, two UPVC double glazed windows to rear elevation, radiator.

**Bedroom Three** 11' 11" x 11' 1" (3.63m x 3.38m)  
UPVC double glazed windows to rear elevation, radiator.

**Bathroom**  
Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with electric shower, bath

**Inner Hallway**  
Inset spotlighting, coved ceiling, radiator.

**Extended Downstairs Living Accommodation**

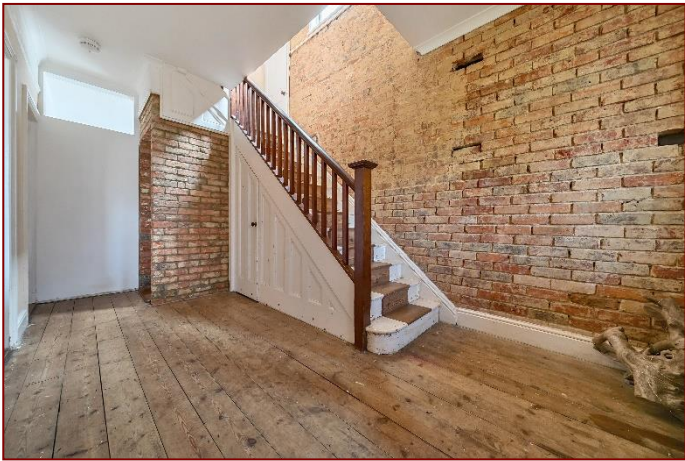
**Second Lounge** 12' 8" x 12' 8" (3.86m x 3.86m)  
UPVC double glazed window to front elevation, vaulted ceiling, radiator, marble fireplace with gas coal effect fireplace.

**Kitchen/Breakfast Room** 13' 11" x 13' 11" (4.24m x 4.24m) (maximum measurements)  
UPVC double glazed window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated double electric oven and gas hob with extracted over, recess and plumbing for washing machine and tumble dryer, integrated fridge and freezer, one of half bowl single drainer sink unit with mixer tap, cupboard housing boiler, radiator.

**Groundfloor Bedroom** 17' 10" x 10' 4" (5.43m x 3.15m)  
UPVC double glazed window to side elevation, radiator range of built-in storage cupboards and wardrobe.

**En Suite**  
Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, shower cubicle with main shower, ladder style radiator, extractor fan.

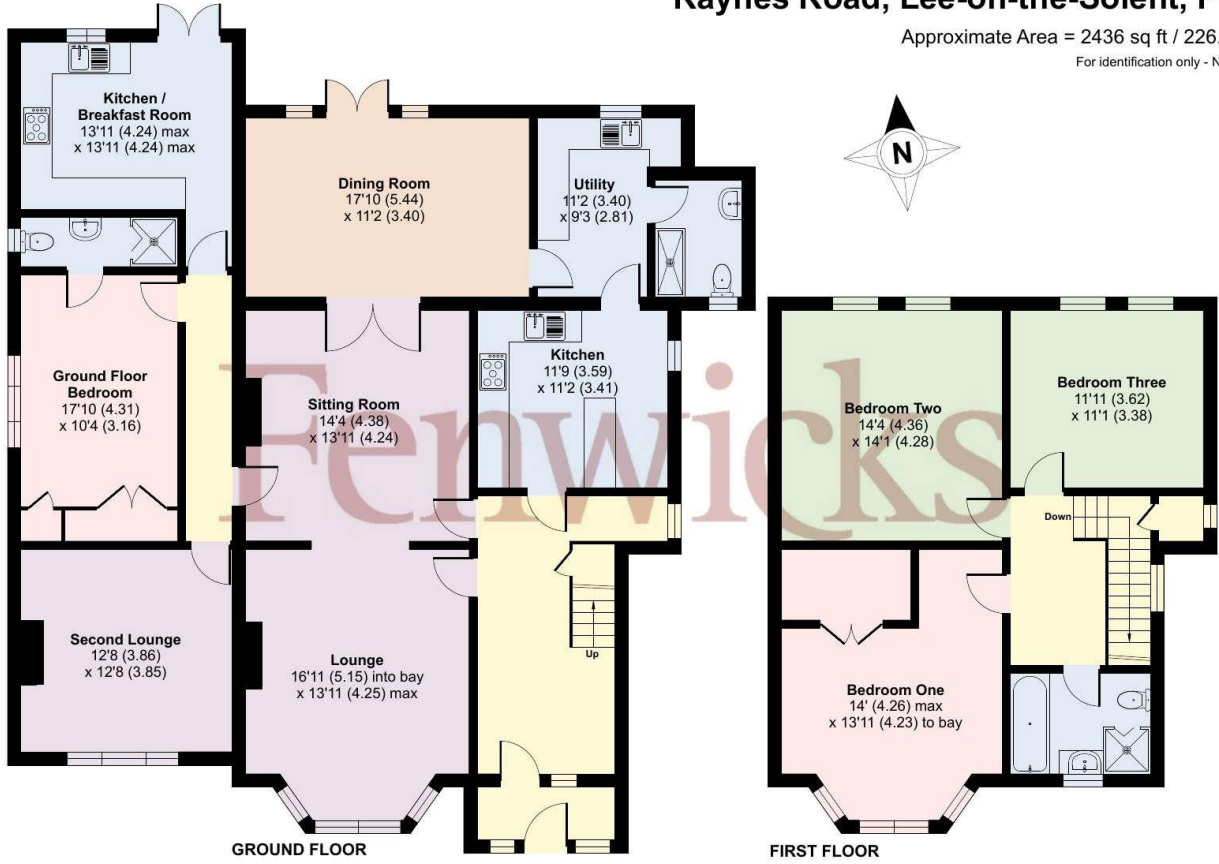
**Outside**  
The rear garden is split into two for the main house and the annexe, both are enclosed by panelled fencing, laid to lawn with delightful flower beds, timber shed, rear pedestrian access and side pedestrian access, outdoor lighting and water tap. The front of the property benefits from a driveway providing off street parking, wall enclosing front garden laid to shingle with established bushes and pathway to the front door.





Raynes Road, Lee-on-the-Solent, PO13

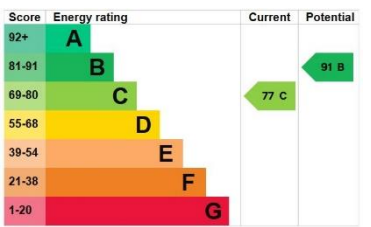
Approximate Area = 2436 sq ft / 226.2 sq m  
For identification only - Not to scale



EPC: Main House



EPC: Annexe



Tenure: Freehold

Council Tax Band: E

with RICS Property Measurement 2nd Edition,  
Measurement Standards (PMS2 Residential). © nichecom 2025.  
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General Information

Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

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\*DRAFT DETAILS\*

£610,000  
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