




**Addison**  
ESTATE AGENTS



11 Clifton Road, Lee-On-The-Solent, PO13 9AT  
**£699,950 Freehold**

South facing newly landscaped rear garden \* Three reception rooms \* Sea glimpses \* Large bi-fold doors \* High-spec kitchen \* Two log burners \* Brand new windows throughout \* Versatile outbuilding \* Just under 2000sqft of accommodation \*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**

**Council Tax Band:**

**D**

**Amount Payable for 2025/2026:**

**Add Text here**

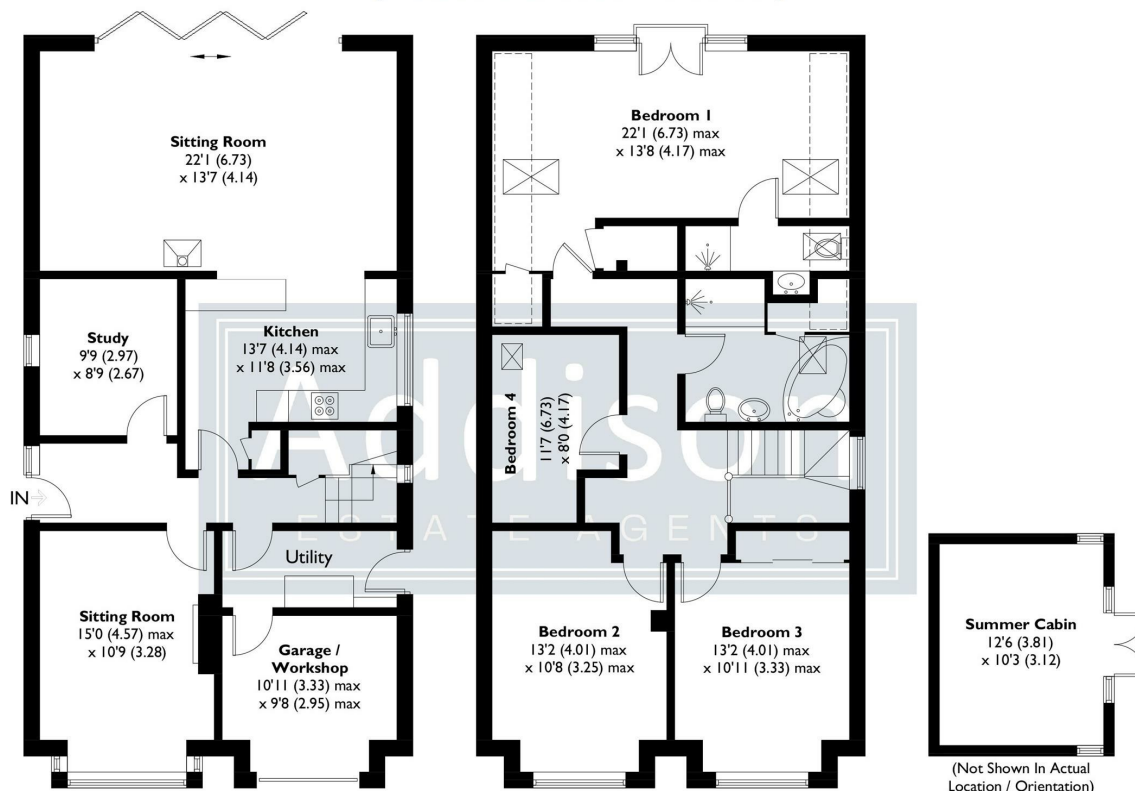
**Estate Management Charge:**

**TBC**





**APPROXIMATE GROSS INTERNAL AREA = 1957 SQ FT / 181.8 SQ M**  
**SUMMER CABIN = 127 SQ FT / 11.8 SQ M**  
**TOTAL = 2084 SQ FT / 193.6 SQ M**  
**(INCLUDING GARAGE / WORKSHOP)**



**GROUND FLOOR**  
**982 SQ FT / 91.2 SQ M**

**FIRST FLOOR**  
**975 SQ FT / 90.6 SQ M**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1268839)  
**Produced for Addison Estate Agents**

- Beautifully extended and upgraded four-bedroom detached home positioned just one road back from the seafront
- Subtle sea glimpses from the upper floor and a south-facing garden enhancing natural light and coastal ambience
- Elegant entrance hall with oak door and generous glazing creating an immediate sense of quality
- Main living room featuring a Scandinavian-style log burner and premium bi-folding doors with integrated privacy blinds
- Additional snug with its own log burner, offering a warm and efficient secondary living space
- Designer kitchen with bespoke cabinetry, modern finishes, instant boiling-water tap and premium Neff appliances
- Versatile ground-floor layout including a separate reception room, utility room and cloakroom
  - Principal bedroom with Juliet balcony, fitted wardrobes and a private en-suite, complemented by three further well-proportioned bedrooms
- Fully upgraded windows and shutters throughout, alongside a newly landscaped garden with porcelain-tiled patios and a luxury composite garden room with jacuzzi
- Generous driveway and fully upgraded garage with remote-controlled roller door and full electrical installation, supported by an efficient modern heating system



**Addison**  
ESTATE AGENTS



**01489 668 999**



**sales@addisonestateagents.co.uk**



**www.addisonestateagents.co.uk**