



94 Portsmouth Road
Lee-on-the-Solent, PO13 9AF

Exceptional

PROPERTY SUMMARY

Located on the highly desirable Portsmouth Road in Lee-on-the-Solent, this substantial and versatile coastal home is arranged over three floors and offers generous accommodation ideal for family living or those seeking space by the sea.

The ground floor provides a flexible layout, featuring a front reception room or fourth bedroom, along with a formal dining room and a well-proportioned kitchen/breakfast room with adjoining pantry. A welcoming entrance hall and additional storage complete this level, making it both practical and adaptable. On the first floor, the property offers two well-sized bedrooms and a shower room, together with a spacious central landing. To the front is a bright and impressive lounge, opening directly onto a balcony with stunning sea views, creating an ideal space to relax and enjoy the coastal outlook.

The second floor is dedicated to an excellent principal suite, comprising a generous master bedroom, a dressing area, and an en-suite bathroom, providing a private and peaceful retreat with views across the Solent.

Externally, the property benefits from a quaint rear garden offering a great degree of privacy and a separate garage/workshop, providing valuable additional storage, parking or workspace.

Perfectly positioned close to the seafront, local amenities, schools, and great transport links, this distinctive home combines flexible living space with an enviable coastal setting and outstanding sea views.

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ENTRANCE HALL

BEDROOM 4/RECEPTION ROOM 15' 8" x 15' (4.78m x 4.57m)

DINING ROOM 15' 8" x 11' (4.78m x 3.35m)

KITCHEN/BREAKFAST ROOM 15' 7" x 12' 10" (4.75m x 3.91m)

FIRST FLOOR LANDING

LOUNGE 15' 7" x 13' 1" (4.75m x 3.99m)

BALCONY 15' 10" x 5' (4.83m x 1.52m)

BEDROOM 2 12' 10" x 9' 1" (3.91m x 2.77m)

BEDROOM 3 12' 4" x 7' 9" (3.76m x 2.36m)

SHOWER ROOM 7' 1" x 6' 1" (2.16m x 1.85m)

SECOND FLOOR LANDING

MASTER BEDROOM 15' 5" x 10' 10" (4.7m x 3.3m)

ENSUITE BATHROOM AND DRESSING ROOM 14' 0" x 9' 2" (4.27m x 2.79m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE AND WORKSHOP 19' 7" x 13' 8" (5.97m x 4.17m)





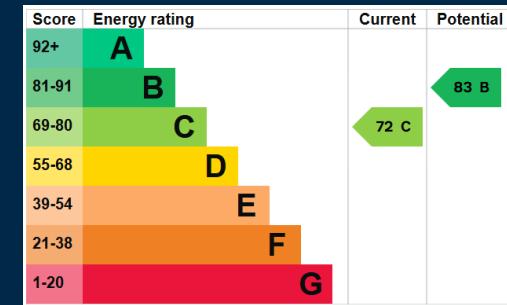
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency is given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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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