



£499,500

33 Bayntun Drive

Lee-on-the-Solent, PO13 9JY

PROPERTY SUMMARY

This four bedroom double fronted house is located in a sought after location of Lee on the Solent and boasts driveway parking, a 21ft garage and generous accommodation throughout. Within walking distance to local amenities and Lee on the Solent Beach, this detached family home comprises a welcoming entrance hallway, a separate lounge and dining room offering versatile space that could double up as a downstairs bedroom and a dual aspect kitchen/breakfast room with fitted appliances and an island. The addition of a bright and airy conservatory provides a further reception space. Upstairs, four great sized bedrooms, a modern bathroom and an en-suite to the master complete this spacious residence. Further benefits include good local schools, owned solar panels and gas central heating throughout so call us now in our Stubbington Branch to book in your viewing and avoid missing out today!





ENTRANCE HALLWAY

LIVING ROOM 16' 10" x 10' 2" (5.13m x 3.1m)

DINING ROOM 10' 9" x 9' 8" (3.28m x 2.95m)

KITCHEN/BREAKFAST ROOM 15' x 15' (4.57m x 4.57m)

CONSERVATORY 9' 3" x 9' (2.82m x 2.74m)

DOWNSTAIRS W/C

FIRST FLOOR LANDING

BEDROOM 1 15' x 10' (4.57m x 3.05m)

ENSUITE SHOWER ROOM 6' 10" x 3' 10" (2.08m x 1.17m)

BEDROOM 2 14' 10" x 8' 9" (4.52m x 2.67m)

BEDROOM 3 10' 6" x 9' (3.2m x 2.74m)

BEDROOM 4 7' 5" x 7' (2.26m x 2.13m)

FAMILY BATHROOM

OUTSIDE

DRIVEWAY

DETACHED GARAGE 21' 4" x 10' 9" (6.5m x 3.28m)

PRIVATE REAR GARDEN



GROUND FLOOR

1ST FLOOR



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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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