

Situated one road back from the seafront is this impressive detached house enjoying four double bedrooms, three bathrooms, three reception rooms and an impressive refitted open plan kitchen/dining room. The property is set back from the road and benefits from ample off road parking, detached double garage and is offered for sale with No Onward Chain.

#### Entrance Hallway

Stairs to first floor, tiled flooring, coats cupboard with tiled flooring and hanging rail, shelving and shoe storage with further storage below and light.

#### Lounge

UPVC double glazed windows to side and rear elevations, two radiators, living flame gas fireplace with decorative surround, tiled flooring.

#### Kitchen/Dining Room

UPVC double glazed door and bi-folding doors to rear garden, obscured window to side elevation, rooflight, radiator, fitted with a range of base cupboards and matching eye level units, large central island unit incorporating breakfast bar, American-style fridge freezer (to remain), one and a half bowl single drainer inset sink unit with mixer tap and boiling water tap, Quartz work surface, integrated electric oven and combination microwave oven, warming drawer, dishwasher, induction hob, wine fridge, inset spot lighting, door to:

#### Study

UPVC double glazed window to front elevation, range of built-in cupboards and drawer units with desk, radiator, tiled flooring.

#### Family Room

UPVC double glazed window to front elevation, radiator, coved ceiling, matching tiled flooring.

#### Utility Room

UPVC double glazed door and window to side elevation, extractor fan, base and eye level units, sink unit with mixer tap, recess and plumbing for washing machine and space for tumble dryer, matching tiled flooring, radiator, storage cupboard with shelving.

#### Cloakroom

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder-style radiator, coved ceiling, continuation of matching tiled flooring, under stairs storage cupboard.

#### First Floor Landing

UPVC double glazed, obscured window to side elevation, rooflight, access to loft space.

#### Bedroom One

UPVC double glazed window to front elevation, radiator, door to:

#### En Suite

Close coupled WC, wash hand basin set in vanity unit, shower cubical with mains shower and additional rainfall shower head, extractor fan.

#### Bedroom Two

UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to:

#### En Suite

Close coupled WC with concealed system, wash hand basin set in vanity unit, shower cubicle with mains shower and additional rainfall shower head, ladder-style radiator, inset spotlighting.

#### Bedroom Three

UPVC double glazed window to rear elevation, radiator, coved ceiling.

#### Bedroom Four

UPVC double glazed window to front elevation, radiator, built-in wardrobes.

#### Bathroom

Close coupled WC, double shower cubicle with mains shower and additional rainfall shower head, wash hand basin set in vanity drawer unit, panelled bath with mixer tap and hand shower attachment, ladder-style radiator, coved ceiling.

#### Outside

To the front of the property there is gravel driveway, providing ample off right parking, shrubs and bushes, double garage with power and light connected, side pedestrian access to the rear garden which is enclosed by wooden panelled fencing and primarily laid to lawn with patio areas.

#### Double Garage

Detached with pitched roof, power and light connected, remote controlled doors.

#### General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

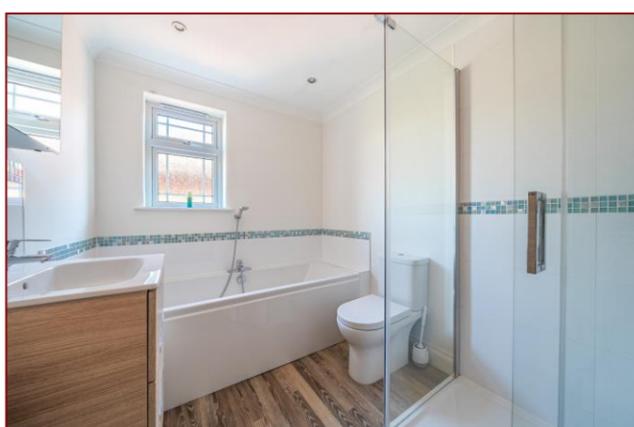
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

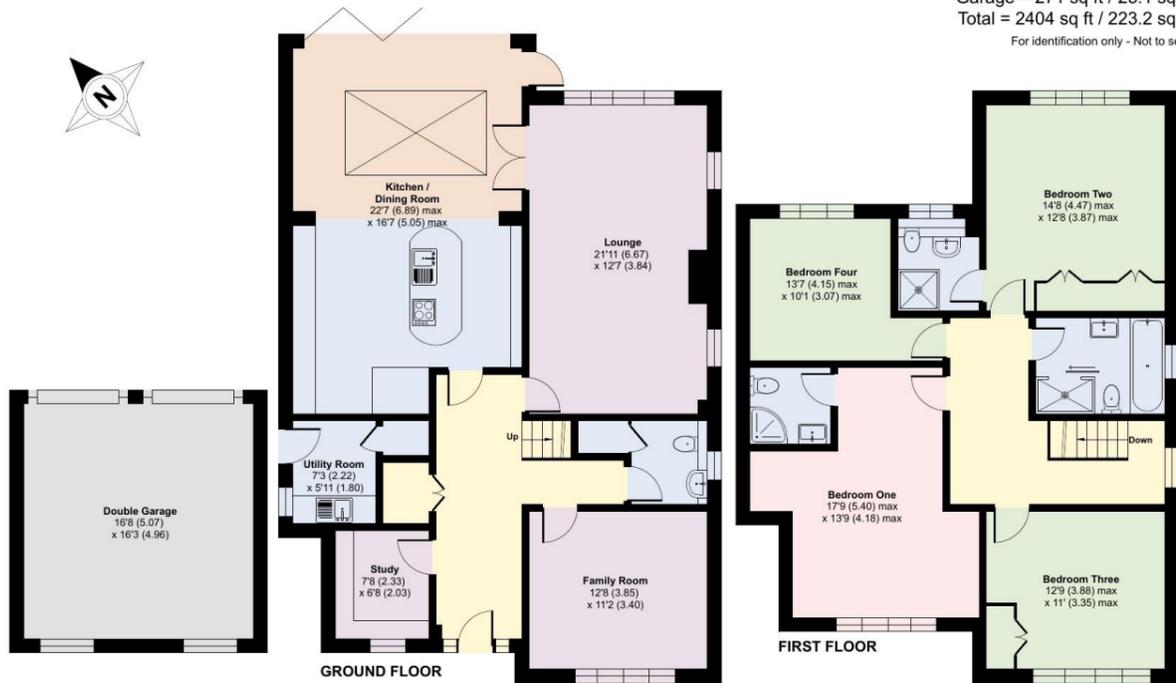
<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



# Chester Crescent, Lee-on-the-Solent, PO13

Approximate Area = 2133 sq ft / 198.1 sq m  
 Garage = 271 sq ft / 25.1 sq m  
 Total = 2404 sq ft / 223.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1431815. © nichecom 2026.

Tenure: Freehold

Awaiting EPC

Council Tax Band: F

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£785,000

Chester Crescent, Lee-On-The-Solent, PO13 9BH

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT