

Situated on the seafront at Lee on the Solent is this impressive and substantial detached house enjoying superb views over the Solent & Isle of Wight. The accommodation is arranged over three floors and boasts five bedrooms and delightful gardens with detached double garage to rear.

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

**Entrance Hall**

Flat and covered ceiling, stairs to first floor, radiator, under stairs storage cupboard.

**Cloakroom**

Flat ceiling with inset spotlighting, close coupled WC with concealed cistern, wash hand basin, window to side elevation, heated towel rail, tiled walls.

**Formal Dining Room 21' 2" x 13' 10" (6.45m x 4.21m)**

Twin UPVC double glazed bay window to front elevation, feature fireplace with electric fire inset, marble back and hearth, wooden surround, radiator, door to:-

**Bedroom Four (ground floor) 13' 6" x 14' 10" (4.11m x 4.52m)**  
(Maximum measurements)

(currently used as dressing room) UPVC double glazed bay window to front elevation, UPVC double glazed door to rear garden, radiator, window to side elevation, door to:-

**En Suite**

Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, tiled walls, shower cubicle with electric shower, heated towel rail.

**Kitchen/ Breakfast Room 12' 4" x 19' 11" (3.76m x 6.07m)** (Maximum measurements)

Flat and coved ceiling, UPVC double glazed French style doors to rear garden, UPVC double glazed window to side elevation and further door to rear garden. Fitted with a range of base cupboards and matching eye level units, roll top work surface, integrated electric oven and hob, extractor hood over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge and freezer, cupboard housing boiler and space for appliances, wood panelling to half wall, space for table and chairs.

**First Floor Landing**

Obscured UPVC double glazed window to side elevation, flat and coved ceiling, radiator, stairs to second floor;

**Lounge (first floor) 21' 2" x 14' 0" (6.45m x 4.26m)**

Flat and coved ceiling, twin UPVC double glazed windows to front elevation enjoying superb views across the Solent and Isle of Wight, three radiators, feature fireplace, door to:-

**Bedroom Five 14' 10" x 10' 3" (4.52m x 3.12m)** Maximum measurements

Textured ceiling, UPVC double glazed window to front elevation, enjoying views across the Solent and Isle of Wight, feature arch window to side elevation with views of the Solent towards Southampton, radiator, high-level UPVC double glazed window to rear elevation.

**Bedroom One 12' 5" x 9' 10" (3.78m x 2.99m)**

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, range built-in wardrobes.

**Bedroom Two 9' 1" x 8' 9" (2.77m x 2.66m)**

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

**Bathroom**

Flat and coved ceiling with inset spotlighting, obscured UPVC double glazed windows to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, bath with mixer tap and electric shower over and additional rainwater shower head, heated towel rail, tiled flooring.

**Second Floor**

Study Area:-

**Study Area 15' 0" x 9' 6" (4.57m x 2.89m)**

Vaulted ceiling, Velux window, radiator, door to:-

**Bedroom Three 13' 10" x 9' 9" (4.21m x 2.97m)**

Vaulted ceiling, UPVC double glazed window to front elevation enjoying superb views across the Solent and Isle of Wight, radiator.

**Outside**

To the front of the property is a gravelled driveway providing off road parking, enclosed by low brick wall. To the rear of the property is a charming and well maintained enclosed garden which benefits from patio areas, primarily laid to lawn with shrubs and bushes to borders. The front door to the property is at the side of the house from Ryde Place. Further, there is a double garage with studio above and parking to the front.

**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>





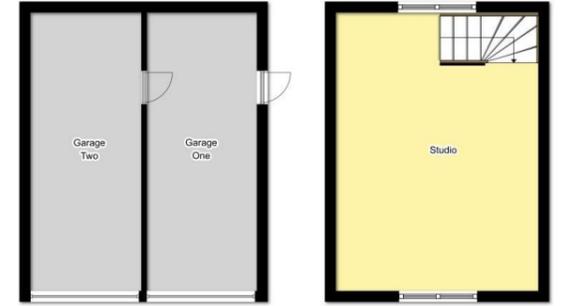
Ground Floor



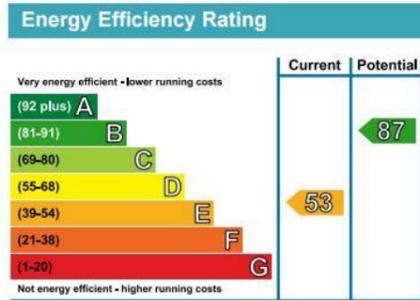
First Floor



Second Floor



Garage & Studio



Tenure: Freehold

Council Tax Band: F

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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.

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Offers over £750,000

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

\*DRAFT DETAILS\*

**Fenwicks**

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