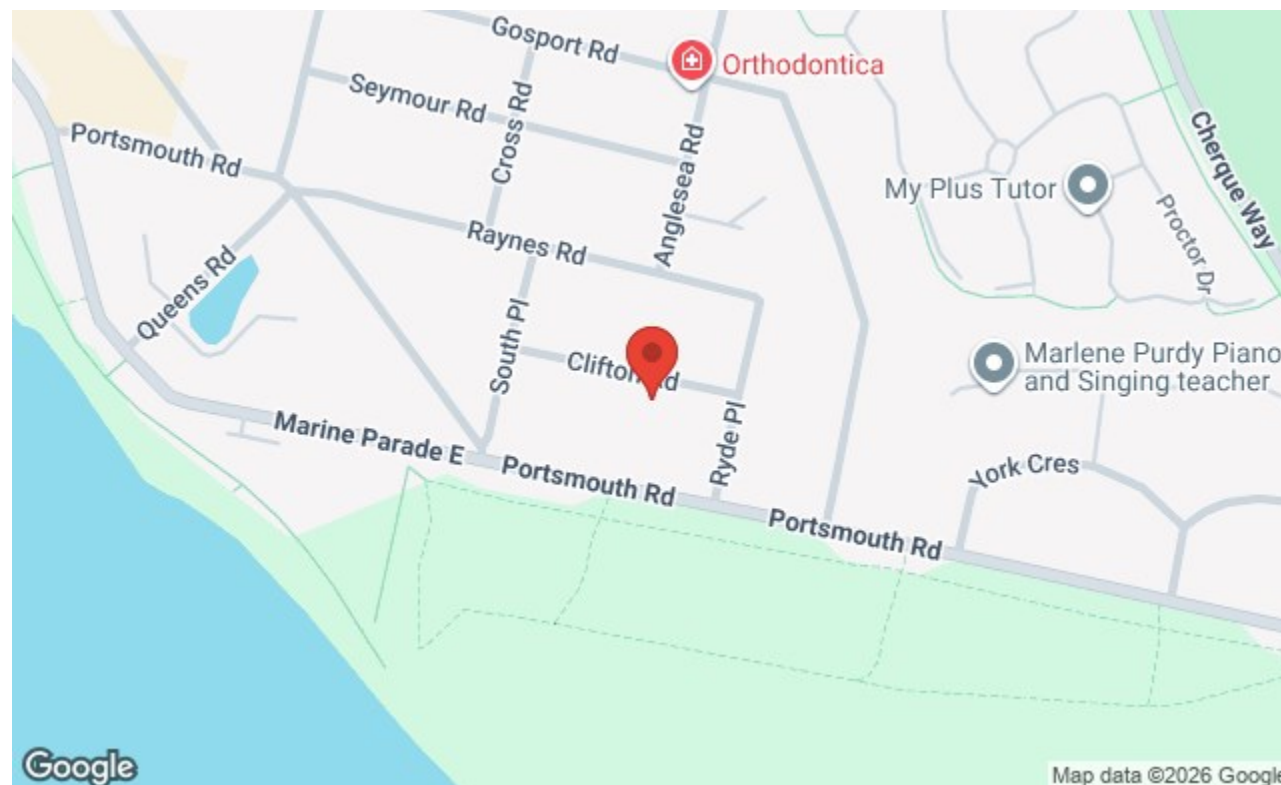


## Clifton Road, Lee-on-the-Solent, PO13

Approximate Area = 1831 sq ft / 170.1 sq m  
Garage = 107 sq ft / 9.9 sq m  
Outbuilding = 129 sq ft / 11.9 sq m  
Total = 2067 sq ft / 191.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1432784



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t: 02392 553 636



Guide Price £685,000

Clifton Road, Lee-On-The-Solent PO13 9AT

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## HIGHLIGHTS

- Highly sought-after residential location
- Beautifully presented 4 bedroom detached home
- Driveway parking for 2/3 vehicles
- Stunning open-plan kitchen/living/dining space
- Bi-fold doors opening onto south facing garden
- Separate cosy lounge with log burner
- Additional reception room / office / bedroom 5
- Principal bedroom with en-suite & Juliet balcony
- Landscaped garden with decking, hot tub & summer house
- Utility room & partially converted garage

Situated within a highly sought-after residential road where homes rarely come available, this beautifully transformed four bedroom detached house offers stylish, modern living throughout.

The property benefits from a driveway providing off-road parking for three vehicles and has been thoughtfully reconfigured to suit family life. To the front, a cosy sitting room with log burner and shutters offers a perfect winter retreat, while a second versatile reception room is currently used as a home gym but could easily serve as a home office or fifth bedroom.

To the rear sits the hub of the home, a sleek fitted kitchen with integrated appliances and breakfast bar, opening into a stunning open-plan kitchen/living/dining space. This area is ideal for entertaining, featuring a further log burner and bi-folding doors leading out to the garden. The garage has been partially converted to create a useful utility room, with the front section retained with an electric door.

Upstairs, the layout has been cleverly designed with family living in mind. The principal bedroom boasts fitted wardrobes, an en-suite shower room and a Juliet balcony overlooking the garden. Bedrooms two and three are well-proportioned doubles, with bedroom four currently used as a dressing room, all served by a modern four-piece family bathroom.

Externally, the south-facing garden is a standout feature, offering a large porcelain patio, generous lawn and a raised decking area to the rear with a summer house/games room and built-in hot tub, creating the perfect space for both relaxing and entertaining throughout the year.

Finished to a high standard throughout, this is a true turn-key home, ideal for buyers looking for a property they can move straight into and enjoy from day one.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

## AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

## FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

## BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

## RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FREEHOLD - Council Tax Band D



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



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