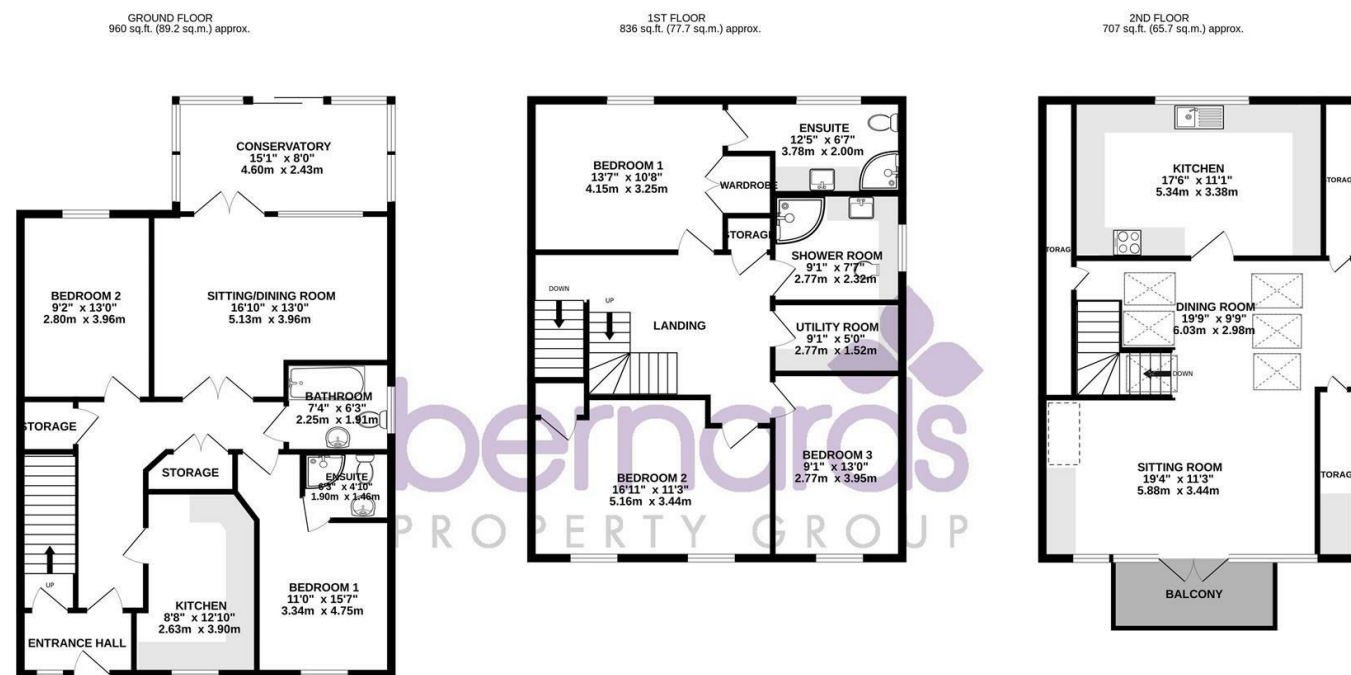
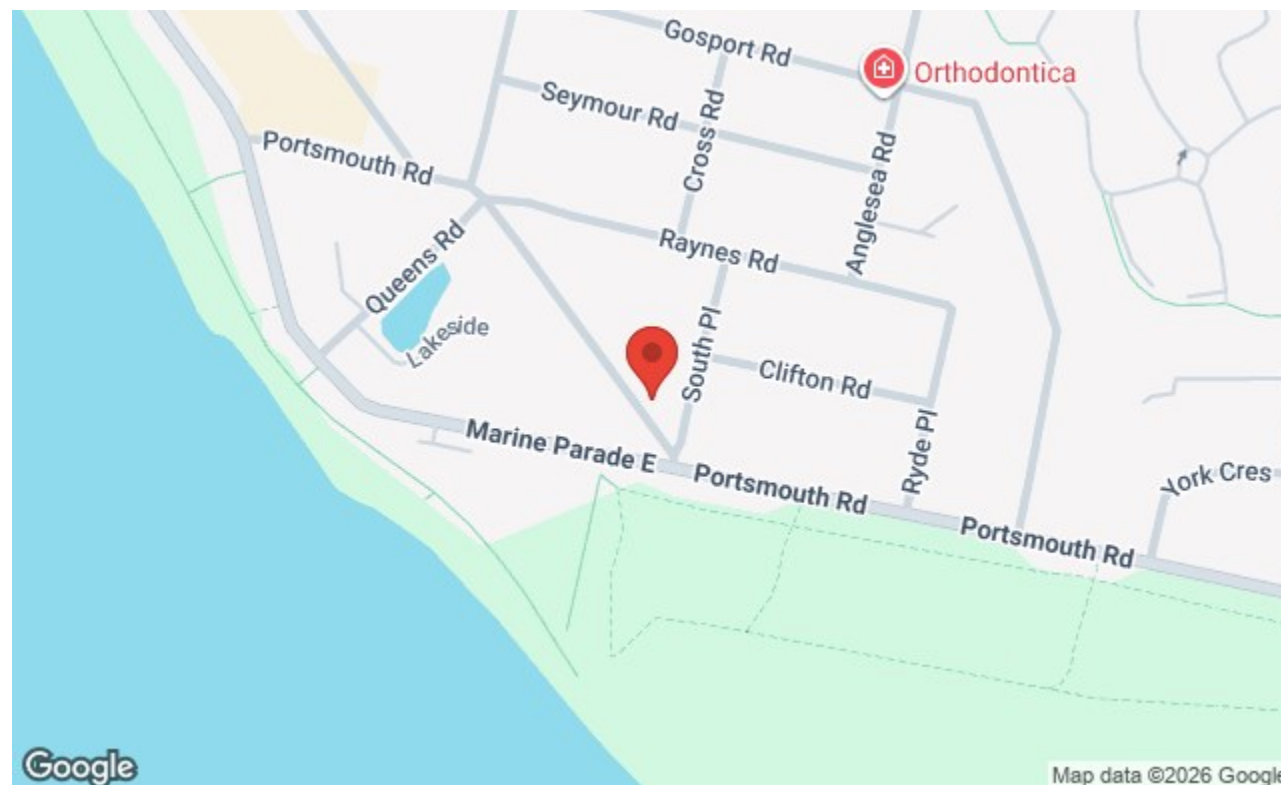




TOTAL FLOOR AREA : 2503 sq.ft. (232.6 sq.m.) approx.

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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Asking Price £785,000

Portsmouth Road, Lee-On-The-Solent PO13 9AE

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HIGHLIGHTS

- Truly unique bespoke detached residence built in 2012 and designed for versatile modern living
- Flexible layout with the ground floor capable of operating as a self-contained two-bedroom annexe or income opportunity
- Over 2,500 sq.ft. of beautifully presented accommodation arranged across three spacious floors
- Spectacular top floor open-plan living space with vaulted ceilings, exposed beams and extensive glazing
- Balcony from the main living area enjoying sea views towards the Solent coastline
- Five exceptionally generous double bedrooms including a substantial principal suite with fitted wardrobes and en-suite
- Warm and inviting interior with extensive use of natural woods and quality materials throughout
- Stylish modern kitchen and bathrooms all presented in excellent condition
- Landscaped low-maintenance rear garden with sheltered pergola seating area ideal for entertaining
- Energy efficient home with solar panels, modern construction and an impressive EPC rating

This truly unique detached residence was bespoke built in 2012 and offers over 2,500 sq.ft. of versatile accommodation arranged across three floors.

Designed with flexibility in mind, the current layout allows the ground floor to operate almost as a self-contained two-bedroom apartment, making it ideal for multi-generational living, guest accommodation or even potential rental income. This level offers two generous double bedrooms, a bathroom and en-suite, fitted kitchen, spacious sitting/dining room and a conservatory overlooking the rear garden.

The first floor provides three further excellent-sized bedrooms including a substantial principal suite with fitted wardrobes and en-suite bathroom, alongside a modern shower room and separate utility room.

Occupying the entire top floor is the spectacular main living space, undoubtedly one of the standout features of the home. With vaulted ceilings, exposed beams, extensive glazing and multiple Velux windows, this stunning open-plan sitting, dining and kitchen area is flooded with natural light and enjoys sea

views from the balcony towards the Solent. The use of natural woods and warm finishes throughout the property creates an inviting and homely feel rarely found in modern homes, with the design perfectly complementing the coastal setting and creating a wonderful space for both relaxing and entertaining.

Externally, the property benefits from a generous block paved driveway and a beautifully landscaped low-maintenance rear garden complete with a sheltered pergola seating area, ideal for entertaining.

Further benefits include an impressive EPC rating aided by the addition of solar panels, modern construction and quality glazing throughout.

A rare opportunity to purchase a highly individual coastal home offering exceptional versatility, generous room sizes and sea views in one of Lee-on-the-Solent's most desirable locations.

Call today to arrange a viewing
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PROPERTY INFORMATION

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!

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.

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 F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	95
(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		
England & Wales		



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