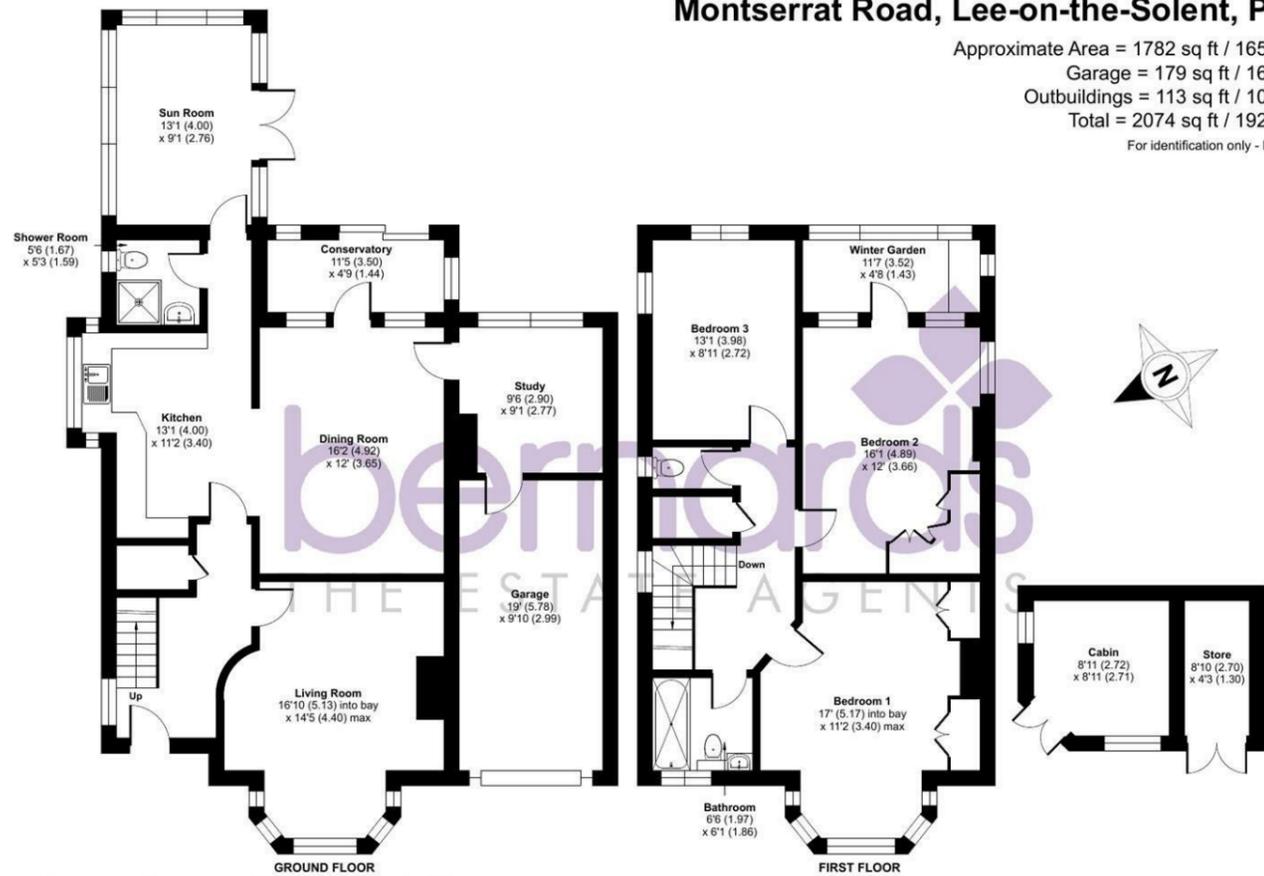


## Montserrat Road, Lee-on-the-Solent, PO13

Approximate Area = 1782 sq ft / 165.5 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Outbuildings = 113 sq ft / 10.4 sq m  
 Total = 2074 sq ft / 192.5 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1422429



Asking Price £795,000

Montserrat Road, Lee-On-The-Solent PO13 9LT



### HIGHLIGHTS

- ❖ Sought-after Montserrat Road location
- ❖ One road back from the seafront
- ❖ Sea views to the Isle of Wight
- ❖ Beautifully renovated throughout
- ❖ Open-plan kitchen/dining room
- ❖ Vaulted family room / bedroom four
- ❖ Ground floor shower room & study
- ❖ Three double bedrooms
- ❖ Gated driveway, garage & rear parking
- ❖ Immaculate garden with summer house

Situated on one of Lee-on-the-Solent's most sought-after roads, just one road back from the seafront, this beautifully presented and spacious family home on Montserrat Road offers generous accommodation and sea views across to the Isle of Wight from the rear bedrooms and loft space.

The property has been extensively renovated by the current owners and is finished to a high standard throughout, combining character with modern family living.

To the front of the house is a cosy sitting room featuring a bay window and feature fireplace, creating a welcoming space. The kitchen/dining room has been opened up to provide a superb hub of the home, complete with a stylish shaker-style kitchen and ample dining space, ideal for both everyday living and entertaining.

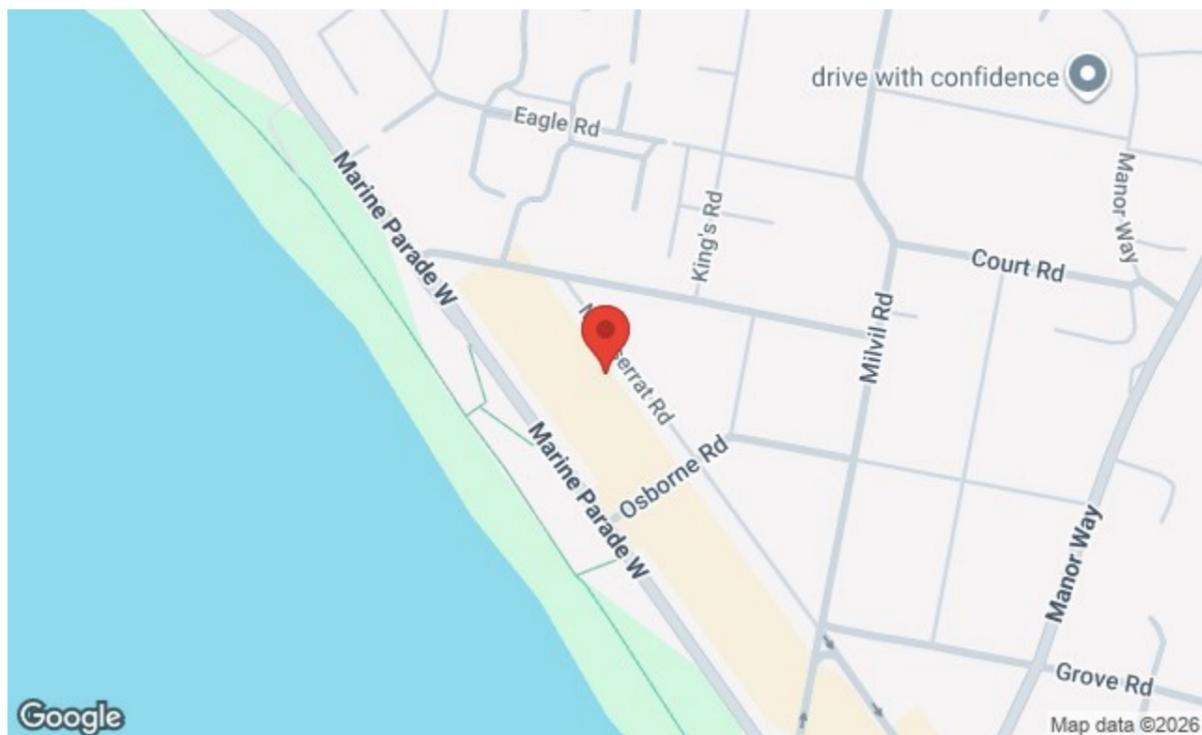
At the rear of the property is a bright family room with vaulted ceiling overlooking the garden. This versatile room could also serve as a fourth bedroom, particularly as it sits alongside a ground floor shower

room. The ground floor also benefits from a separate study, perfect for working from home, with access through to the integral garage.

Upstairs, there are three generous double bedrooms, some enjoying far-reaching sea views, along with a family bathroom and separate W.C. A partial loft conversion has also been created with an electric loft hatch, ladder and window, making the most of the elevated views towards the Isle of Wight.

Externally, the property features a gated driveway to the front leading to the garage, while the immaculately maintained rear garden is laid mainly to lawn with mature borders. At the rear sits a recently built summer house with additional storage, along with further parking for two vehicles.

A fantastic opportunity to acquire a substantial coastal home in a prime Lee-on-the-Solent location.



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



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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.

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FREEHOLD - Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		71	76
England & Wales			

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