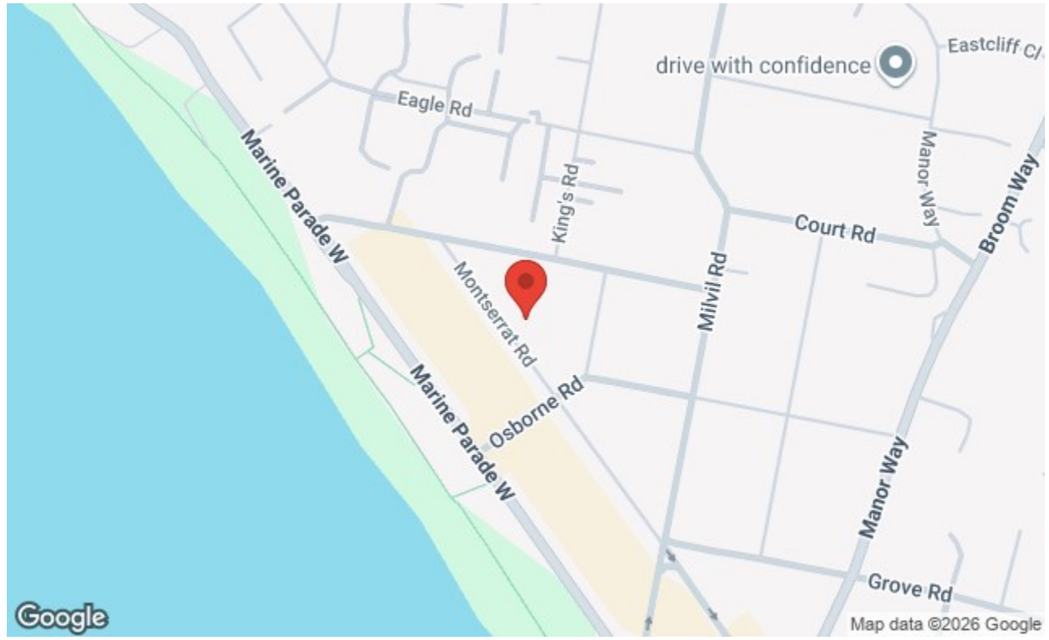
Montserrat Road, Lee-on-the-Solent, PO13

Approximate Area = 2311 sq ft / 214.6 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 2388 sq ft / 221.7 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). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1526037



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

FOR SALE

Guide Price £800,000

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



4 2 3

HIGHLIGHTS

- STUNNING 4/5 BEDROOM DETACHED FAMILY HOME
- EXTENDED & IMPROVED BY THE CURRENT OWNERS
- SOUGHT-AFTER LEE-ON-THE-SOLENT LOCATION
- ONE ROAD BACK FROM THE BEACH & SEAFRONT
- FRONT DRIVEWAY PROVIDING OFF-ROAD PARKING
- CLOSE TO HIGH STREET, SHOPS & BUS ROUTES
- VERSATILE 5th BEDROOM ON THE GROUND FLOOR
- 4 DOUBLE BEDROOMS UPSTAIRS
- FANTASTIC REFITTED KITCHEN/DINER
- INTEGRATED APPLIANCES & ISLAND UNIT

A stunning and substantially improved 4/5 bedroom detached home, ideally positioned in one of Lee-on-the-Solent's sought-after roads, just one road back from the seafront.

The current owners have thoughtfully extended and improved the property, creating a fantastic family home with spacious and versatile accommodation throughout.

The ground floor comprises an entrance hall, living room, study, fifth bedroom, downstairs shower room with WC and a superb refitted kitchen/diner with integrated appliances and a central island. The kitchen opens into a fantastic family room area, with bi-folding doors leading directly onto the rear garden, creating an excellent space for entertaining and family living.

Upstairs are four double bedrooms and a family bathroom which includes shower and bath.

Outside, the property benefits from an enclosed rear garden with a useful outbuilding, while the front driveway provides off-road parking.

The location is excellent, being within a short walk of Lee-on-the-Solent High Street, local shops, bus routes and the seafront/beach.

A superb family home offering generous, flexible accommodation in a highly sought-after coastal location.

A MUST VIEW!

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS SHOWER ROOM & WC
6'1" x 3'11" (1.86 x 1.20)

STUDY
27'0" x 7'2" (8.23 x 2.20)

KITCHEN/DINING ROOM
29'6" (max) x 26'3" (max) (9.00 (max) x 8.02 (max))

LIVING ROOM
21'9" x 11'11" (6.64 x 3.64)

BEDROOM FIVE
10'0" x 9'6" (3.06 x 2.91)

FIRST FLOOR LANDING

BEDROOM ONE
13'11" x 11'10" (4.25 x 3.61)

BEDROOM TWO
13'10" x 9'9" (4.24 x 2.99)

BEDROOM THREE
10'5" x 9'10" (3.19 x 3.02)

BEDROOM FOUR
11'3" (max) x 8'7" (max) (3.45 (max) x 2.62 (max))

FAMILY BATHROOM
9'7" x 7'9" (2.93 x 2.37)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

OUTBUILDING / STORE
10'0" x 7'8" (max) (3.07 x 2.34 (max))

FREEHOLD - COUNCIL TAX BAND F

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.

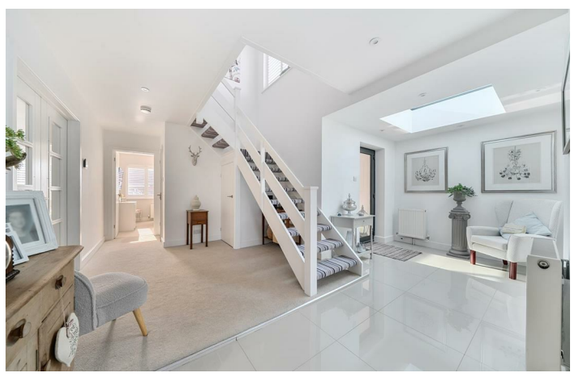
BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit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

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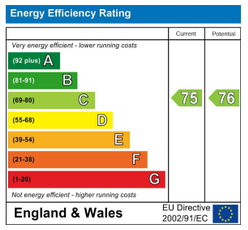












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