



**Jeffries
Dibbens &**
estate and letting agents

Exceptional

1 Victoria Square
Lee-on-the-Solent, PO13 9NB

PROPERTY SUMMARY

In the heart of Lee on the Solent overlooking the picturesque setting of St. Faith's church in Victoria Square, this detached Victorian residence boasts elegance, character and style. As you enter the bright porch, a cosy snug area with a log burner welcomes you into the property, leading to the hallway into the stunning reception rooms. To the south side of the property, a 20ft kitchen/dining room boasts fitted appliances, tri-folding doors and skylights that let natural light stream in, rain or shine. A separate lounge into the sun room provides a quiet escape from the hustle and bustle of the family hub in the kitchen/diner. Upstairs, four double bedrooms present spacious accommodation for all the family, with an additional en-suite to bedroom two alongside the sleek, four piece bathroom. Character features such as original fire places, high ceilings and coving set this property apart from the rest. A beautiful south facing rear garden completes this immaculate property and with a balcony already fitted on the second floor from the roof space, the potential to expand into the loft is great. One of a kind, this home is not to be missed so call us now in our Stubbington Branch today.











PORCH

RECEPTION ROOM 13' 7" x 11' 8"
(4.14m x 3.56m)

HALLWAY

DINING/GAMES ROOM 15' 9" x 15' 0"
(4.8m x 4.57m)

WC

SITTING ROOM 15' 7" x 13' 11" (4.75m
x 4.24m)

STUDY/SUNROOM 15' 0" x 8' 3" (4.57m
x 2.51m)

KITCHEN/DINER FAMILY ROOM 20'
10" x 19' 9" (6.35m x 6.02m)

UTILITY

LANDING

BEDROOM 1 15' 9" x 15' 0" (4.8m x
4.57m)

BEDROOM 2 11' 1" x 10' 10" (3.38m x
3.3m)

ENSUITE

BEDROOM 3 15' 6" x 14' 0" (4.72m x 4.27m)

BATHROOM

BEDROOM 4 13' 9" x 11' 8" (4.19m x 3.56m)

DRIVEWAY

GARAGE 18' 9" x 8' 0" (5.72m x 2.44m)

REAR GARDEN

SUMMER HOUSE 9' 6" x 7' 4" (2.9m x
2.24m)

LOCATION Victoria Square is nestled in the heart of Lee-on-the-Solent, a charming coastal town in Hampshire, England. Situated just a stone's throw away from the shimmering waters of the Solent, Victoria Square boasts a picturesque setting moments from the coastline. Lee-on-the-Solent has a vibrant water-sports scene and is a prime location for windsurfers, sailors or paddle boarders. With its proximity to the beach and the town's promenade and high street, Victoria Square will appeal to a range of applicants but always to those looking for quiet, coastal living.





GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2496 SQ FT / 231.9 SQ M
 SUMMER HOUSE = 70 SQ FT / 6.5 SQ M
 TOTAL = 2566 SQ FT / 238.4 SQ M (INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band G

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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