

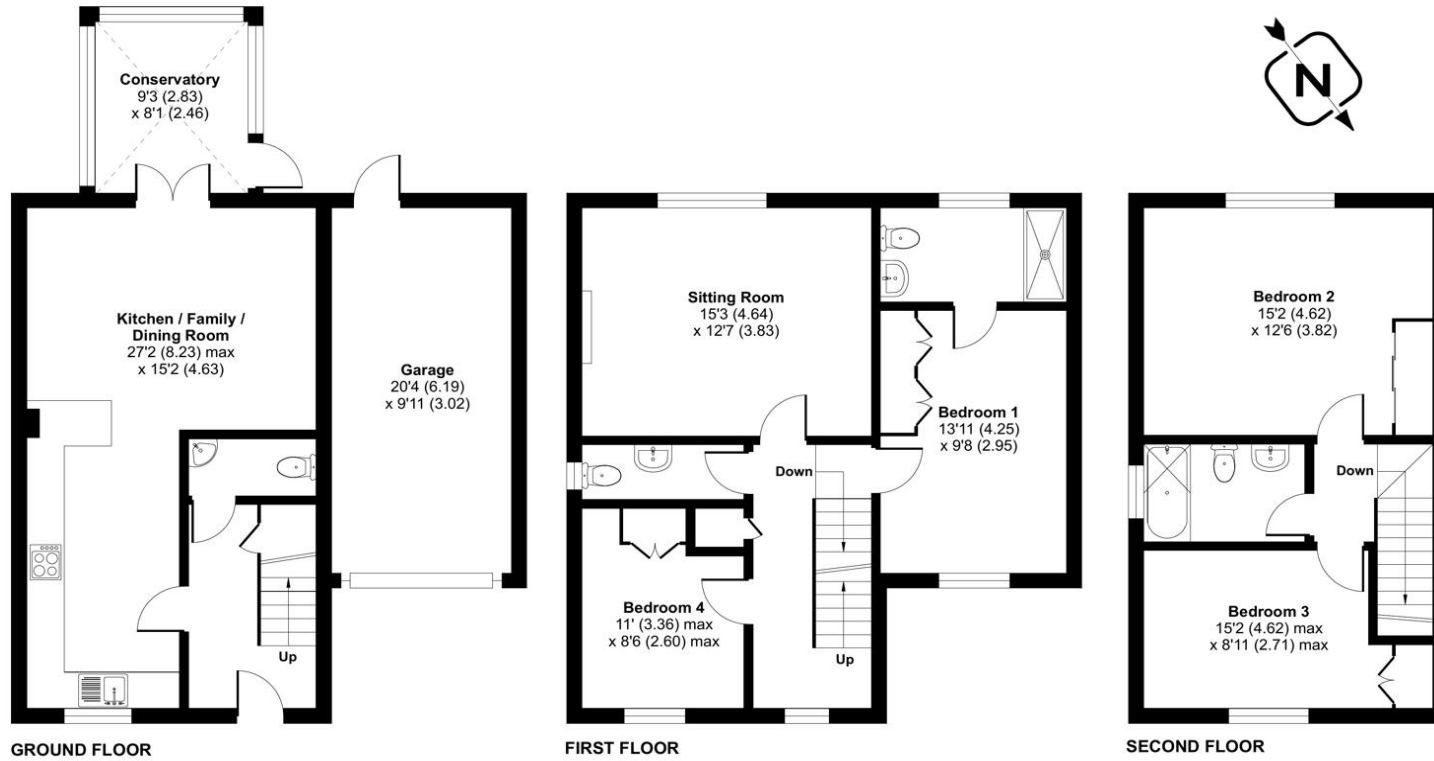




## ACCOMMODATION

Welcome to this beautifully designed four-bedroom townhouse, situated in the sought-after area of Percival Close, Lee-on-the-Solent. Offering modern living across three floors, this spacious home provides a perfect blend of comfort, style, and practicality—ideal for families, professionals, or those looking for a home with versatile living space. Upon entering, you are greeted by a welcoming entrance hall, which provides access to a convenient downstairs cloakroom and leads through to the heart of the home—an impressive open-plan kitchen, dining, and family area. The kitchen is well-appointed with sleek cabinetry, modern appliances, and ample workspace, making it perfect for those who love to cook and entertain. The spacious dining and family area offers plenty of room for gatherings and seamlessly flows into a bright conservatory, which serves as a tranquil retreat overlooking the garden. Ascending to the first floor, you'll find a well-proportioned sitting room with large windows that flood the space with natural light, creating a warm and inviting atmosphere. This is an ideal space for relaxation or entertaining guests. The first floor also features bedroom one, a generous double room with an ensuite shower room, offering a private and luxurious space. Single Bedroom four, which could also serve as a home office or nursery, is located on this floor along with a stylish single toilet. The second floor hosts two further double bedrooms. Bedroom 2 is particularly impressive, boasting a spacious layout and ample natural light. Bedroom 3, another good-sized double room, offers flexibility for a guest room, children's bedroom, or home workspace. A second family bathroom serves this floor with a shower over the bath, ensuring convenience for the whole household. The property benefits from a private rear garden, accessible via the side gate and conservatory providing a lovely outdoor space for relaxation, barbecues, or play. The garage and driveway offer secure parking for multiple vehicles, a valuable asset in this popular area. Situated in Percival Close, this home enjoys a prime location near Lee-on-the-Solent's beautiful seafront, where you can enjoy scenic walks along the shore. The area is well-served by excellent schools, local shops, cafés, and leisure facilities. Commuters will appreciate the easy access to major road links, making journeys to nearby towns and cities convenient.

Approximate Area = 1529 sq ft / 142 sq m  
 Garage = 188 sq ft / 17.4 sq m  
 Total = 1717 sq ft / 159.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1263207

### SITUATION

Standing on the northern side of Solent Water, Lee-on-the-Solent and Hill Head village is famed for its sheltered beach, stunning water front views, sailing club and small harbour known as Titchfield Haven. The area is served by a small shopping parade, a public house, and cafes.



**SPECIFICATION**

- Four well-sized bedrooms
- Kitchen/diner
- Conservatory and side gate leading to private garden
- Rear enclosed garden
- Desirable location near amenities and the seafront
- Garage & driveway parking

**LOCAL AUTHORITY**

Gosport Borough Council  
Council Tax Band E

**ASKING PRICE £485,000**

**TENURE**

Freehold