

GROUND FLOOR

1ST FLOOR



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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Fareham
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Offers Over £295,000
Freehold

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This three bedroom EXTENDED end of terrace property is situated in the popular area of Lee On The Solent. The accommodation comprises of entrance hallway, a superb refitted kitchen, Lounge, Family Room, rear porch, three bedrooms and a family bathroom. Outside there is a low maintenance rear garden with a private South facing aspect, there are two allocated parking spaces as well as a single garage situated in a block adjacent to the rear garden. This property would make an ideal first time buyer purchase or family home being near to the beach. An additional benefit is the outlook to the front leading to convenient walkways. Offered with no chain ahead this property fully warrants an internal inspection to fully appreciate. Call Chambers Sales and Lettings on 01329 665700.

Entrance Hallway
Accessed via a UPVC front door, staircase to first floor landing, access to understairs storage cupboard, door to:

Kitchen
11'9" x 10'9" (3.60 x 3.28)
Double glazed window to front elevation, refitted approximately three years ago with a range of wall and base cupboard/drawer units incorporating a middle island/breakfast bar, inset sink unit with mixer tap, integrated appliances including electric hob, eye level oven and separate combination microwave oven and fridge/freezer, plumbing for washing machine, cupboard housing boiler, door to lounge, radiator.

Lounge
16'8" x 11'6" (5.09 x 3.53)
Wooden glazed double doors with glazed panels on either side opening into:

Family Room
16'2" x 9'6" (4.94 x 2.91)
Double glazed bow window to rear elevation, radiator, open to:

Rear Porch
UPVC double glazed window and door to rear garden.

First Floor Landing
Access to a fully boarded loft via void with fitted ladder. Doors to bedrooms and family bathroom.

Bedroom One
11'10" x 9'2" (3.63 x 2.80)
Double glazed window to rear elevation, built in triple wardrobe with mirrored sliding doors, radiator.

Bedroom Two
9'1" x 8'11" (2.77 x 2.74)
Double glazed window to front elevation, radiator.

Bedroom Three
8'11" x 7'1" (2.72 x 2.17)
Double glazed window to rear elevation, radiator,

Family Bathroom
Double glazed window to front elevation, panel bath with separate shower over, pedestal wash hand basin, WC, chrome heated towel rail.

Front Garden
Area laid to lawn with flower and shrub borders with a brick wall boundary, pathway to front door and side access to single garage situated in a block.

Rear Garden
25'9" x 17'5" (7.86 x 5.32)
Fully enclosed by brick wall and fencing with a favourable South facing aspect, side gate leading to single garage.

Single Garage
16'9" x 7'9" (5.11 x 2.38)
Situated in a block next to the rear of the property with up and over black door.

Parking
Two allocated spaces nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		73	85

England & Wales EU Directive 2002/91/EC

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