

Lee-on-the-Solent Office

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Price: £500,000 Freehold

24 Proctor Drive
Lee-On-The-Solent PO13 8GN



- * Five bedrooms arranged over three floors*
- * Flexible arrangement on the ground floor with four reception rooms, kitchen and utility room *
- * Master bedroom with ensuite, dressing area and fitted wardrobes, occupying the top floor *
- * Double garage and large drive * Landscape style rear garden * Pleasant green outlook to the front *

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Directions:

Proceeding away from the one way system and Lee -on-the-Solent High Street turn into Manor Way and continue until the traffic lights. Turn right at the lights into Cherque Way. Proceed along Cherque Way past the first roundabout and onto the turning on the right hand side leading into David Newberry Drive. Turn left off David Newberry Drive into Magister Drive and continue to the very top where Proctor Drive can be found on the left. Turn into Proctor Drive and follow the winding Road to the very end where No 24 can be found facing the tree lined pathway.

Accommodation Comprises of:

Front door to :

Entrance Hall

From the entrance hall there are stairs to the first floor, telephone point and access to:

Downstairs W.C.:

Comprising of W.C., pedestal wash hand basin, splashback tiling and radiator.

Lounge: 17'4 x 10'8 (5.28m x 3.25m)

This pleasant dual aspect room has windows to both front and side. There is a gas fire with a contemporary timber surround and two radiators. TV point.

Snug: 10'2 x 9'2 (3.1m x 2.79m)

Double glazed window to the front elevation and radiator. TV Point.

Kitchen: 13'3 x 11'6 (4.04m x 3.51m)

Comprising a range of wall and base units, roll edged worksurfaces and an inset sink unit. Throughout the kitchen the flooring is tiled and incorporated within the units are an oven and hob with hood over (oven new 2015). There is space for a dishwasher and a fridge/freezer. Splashback tiling and radiator. There is also a double glazed window to the rear.

Dining Room 10'4 x 8'10

With double glazed french style door providing access out to the rear garden, tiled flooring, radiators, TV Point.

Office: 9'2 x 6'5 (2.79m x 1.96m)

With double glazed window to the side, radiator, telephone point.

Utility Room 9'3 x 5'1

Comprising of a coordinating range of wall and base units, roll top worksurfaces, tiled flooring, plumbing for an automatic washing machine, inset stainless steel sink unit. There is a door that provides access out to the side and a double glazed window. Gas boiler, cared for under a service agreement. Tiled flooring, extractor fan and a wall mounted fuse box. Hot water boiler

First floor Landing:

Access via double glazed french doors to a balcony which overlooks Proctor Drive and the tree lined path. Further staircase leads to the second floor.

Bedroom Two: 11' x 10'4 (3.35m x 3.15m)

This room has a double glazed window to the front, radiator, TV point, access to:

En-suite:

Consisting of shower cubicle, pedestal wash hand basin, W.C., radiator.

Bedroom Three: 12' x 9'3 (3.66m x 2.82m)

With double glazed window to the front elevation and radiator. TV point.

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Bedroom Four: 11'9 x 9'3 (3.58m x 2.82m)

With double glazed window to the front elevation and radiator. TV point.

Bedroom Five: 10'6 x 6'8 (3.2m x 2.03m) (plus entrance area)

With double glazed window to the rear elevation and radiator.

Bathroom: 7'3 x 6'8 (2.21m x 2.03m)

Comprising panel bath, pedestal wash hand basin, W.C., shower fitted over the bath and fitted shower screen. Double glazed window and tiled flooring.

Second Floor Landing:

Access to built in airing cupboard and linen shelving. Door to:

Master Bedroom: 14'7 x 10'10 (4.44m x 3.3m) (plus Bay)

This pleasantly appointed room features a dressing area, fitted wardrobes and ample space for bed and furniture. TV point. There are two eaves storage points, double glazed walk in bay window to the front elevation and further double glazed velux windows. At the end of the dressing area are built in wardrobes and access from there can be gained to:

En-suite Bathroom: 9'2 x 6' (2.79m x 1.83m)

Newly installed this bathroom comprises of fitted shower bath with shower over and screen, pedestal wash hand basin, W.C., tiled flooring, radiator and double glazed window to the front and extractor fan.

Outside:

The front garden has been very neatly laid to slate chippings and paved front path. Front door has a canopy provided by the first floor balcony. Private drive with space for four cars and access to external meters and timber gate to the rear garden.

Garage

Double garage with twin up and over doors, power and light, eaves storage and courtesy door leading out to the rear garden.

N.B one of the garage doors is presently not operating.

Rear Garden:

The rear garden has a landscaped feel and there are areas of lawn with stepping stone pathway, large patio, flower shrub borders and timber gates leading out to the drive. Outside tap.

Council Tax Band: F

Current Energy Performance Certificate: C79

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL2009

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 1959.03 Sq. ft (182m2)



These plans are not to scale and are for illustration purposes only
 Plan produced using PlanUp.
 24 Proctor Drive