



Guide Price

£530,000 - £550,000 Freehold



22 Portsmouth Road  
Lee-on-the-Solent  
Hampshire  
PO13 9AG

- Beautifully Presented Throughout
- Extended Family Home
- Views Over The Solent
- Cloakroom & Utility

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“\*\*\* Guide Price £530,000 - £550,000 \*\*\* This impressive, three bedroom semi-detached family home is situated in a highly desirable area with views over 'The Solent'. This beautifully presented property has been occupied by the current owners since 2017 and has since undergone an extension and full refurbishment throughout. The property benefits from a modern kitchen with utility area, spacious lounge/diner and snug/sitting room with bi-folds overlooking the landscaped rear garden. Other benefits include a study, a cloakroom, master bedroom with balcony revealing views of the Solent, modern family bathroom, summerhouse, hot tub and so much more. This property really does need to be viewed to fully appreciate the finish and what it has to offer so call our Stubbington office now to arrange an internal viewing.”

**Louise Fuller, Senior Sales Negotiator, Stubbington Office.**

#### **ENTRANCE HALL**

Composite door and double glazed window to front aspect, radiator, under stairs cupboard, stairs to first floor.

#### **LOUNGE/DINER**

25' 03" x 11' 11" (7.7m x 3.63m) Double glazed Bay window to front aspect, feature fireplace, radiator, space for table and chairs, serving hatch into kitchen, opening into :

#### **SNUG**

9' 06" x 8' 11" (2.9m x 2.72m) Double glazed bi-fold doors to rear aspect.

#### **KITCHEN**

13' 02" x 9' 11" (4.01m x 3.02m) Range of wall and base units with Quartz worktops over, inset butler sink with drainer, Range gas cooker, integrated fridge freezer, spacious larder cupboard, under stairs storage cupboard, under floor heating.

#### **UTILITY ROOM**

7' 10" x 5' 06" (2.39m x 1.68m) Double glazed window and door to garden, range of base units with Quartz worktop over, inset sink drainer, integrated dishwasher and washing machine, cupboard housing wall mounted boiler.

#### **CLOAKROOM**

7' 08" x 4' 0" (2.34m x 1.22m) Double glazed window to side aspect, low level W.C., wash hand basin radiator.

#### **STUDY**

9' 07" x 3' 11" (2.92m x 1.19m) Double glazed windows to front and side aspect, space for computer desk.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft access.

#### **BEDROOM TWO**

11' 10" x 9' 09" (3.61m x 2.97m) Double glazed window to rear aspect, built in wardrobes, radiator.

#### **BEDROOM THREE**

7' 09" x 7' 05" (2.36m x 2.26m) Double glazed windows to side and front aspect, radiator.

#### **BATHROOM**

8' 08" x 7' 02" (2.64m x 2.18m) Double glazed window to rear aspect, free standing roll top bath with mixer taps, wash hand basin, low level W.C., shower cubicle.

#### **GARDEN**

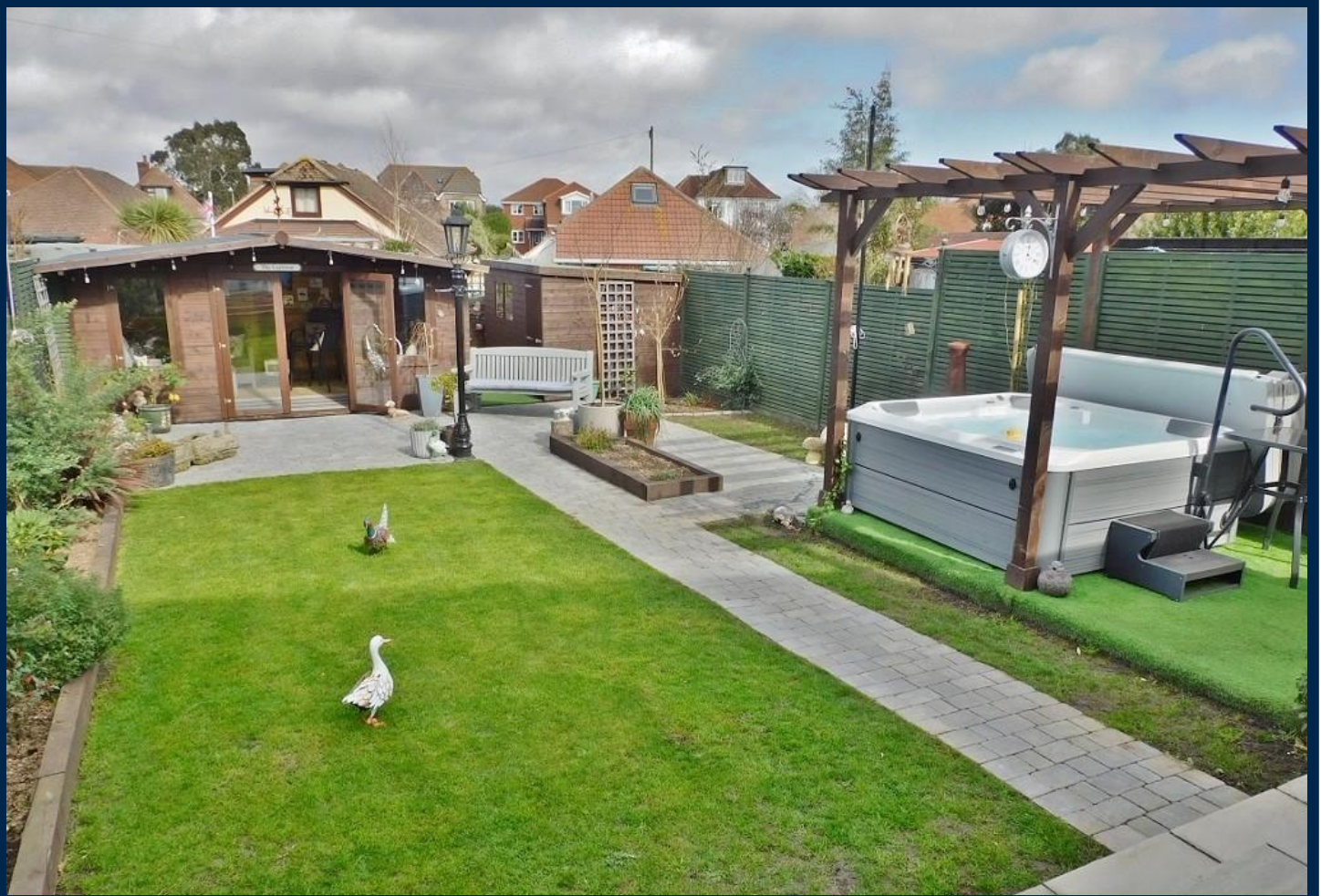
Fence and wall enclosed with side pedestrian access, laid law with decked areas, Hot tub and shed to stay.

#### **SUMMERHOUSE**

15' 06" x 10' 06" (4.72m x 3.2m) Power and light with built in bar.



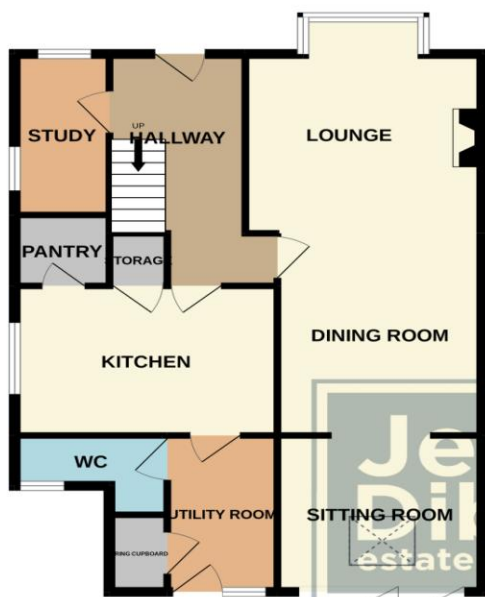
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GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		