

GUIDE PRICE

£485,000 - £500,000

16 Beaufort Close

Lee-on-the-Solent, PO13 8FN

PROPERTY SUMMARY

This detached three bedroom house is located in a highly sought after area of Lee-on-the-Solent close to local amenities and the beach. The property has been extended beautifully and now boasts an 18ft kitchen-breakfast room with velux windows, fully fitted appliances and a sleek, high gloss finish. Downstairs also has two great sized reception rooms for dining and entertaining as well as a modernised W/C, ideal for when guests visit. Upstairs boasts three double bedrooms, a gorgeous bathroom and an en-suite to the master. With an electric car charging point, an integral garage with workshop area and a private rear garden, this property is not one to be missed. Call us now in our Stubbington Branch to book in your viewing.





ENTRANCE HALLWAY

DINING ROOM 9' x 12' (2.74m x 3.66m into bay window)

LOUNGE 14' 5" x 12' 4" (4.39m x 3.76m)

KITCHEN/BREAKFAST ROOM 18' 10" x 10' 7" (5.74m x 3.23m)

W/C

UPSTAIRS LANDING

BEDROOM 1 12' 5" x 11' 4" (3.78m x 3.45m)

ENSUITE

BEDROOM 2 11' 4" x 9' 9" (3.45m x 2.97m widening to 14' maximum)

BEDROOM 3 11' 4" x 10' 8" (3.45m x 3.25m)

BATHROOM

OUTSIDE

DRIVEWAY PARKING Electric car charging point.

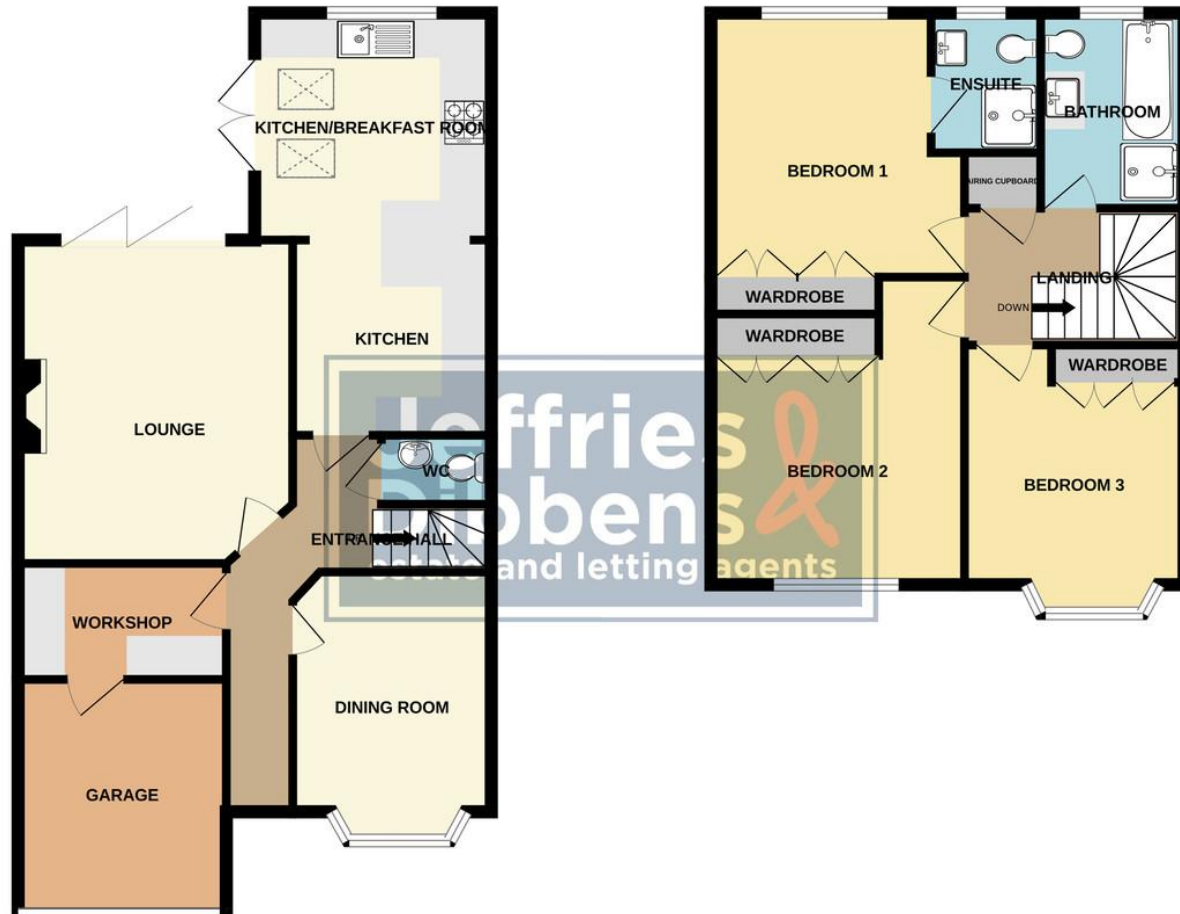
INTEGRAL GARAGE With workshop.

REAR GARDEN



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 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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