



**£525,000**  
**1 Catalina Close**  
Lee-on-the-Solent, PO13 9FS

## PROPERTY SUMMARY

This four bedroom double fronted house is located within a quiet cul-de-sac and boasts driveway parking, a garage with a garden office with power and light to the rear and generous accommodation throughout. Within walking distance to local amenities and Lee on the Solent Beach, this detached family home comprises a welcoming entrance hallway, a separate lounge and dining room offering versatile space that could double up as a downstairs bedroom, a cloakroom and a dual aspect kitchen/breakfast room with fitted appliances. Upstairs, four great sized bedrooms, a modern bathroom and an en-suite to the master complete this spacious residence. Further benefits include good local schools, a south facing, walled rear garden and gas central heating throughout so call us now in our Stubbington Branch to book in your viewing and avoid missing out today!





## **ENTRANCE HALL**

## **CLOAKROOM**

**LOUNGE** 16' 10" x 10' 2" (5.13m x 3.1m)

**DINING ROOM** 10' 10" x 9' 9" (3.3m x 2.97m)

**KITCHEN/BREAKFAST ROOM** 15' 1" x 15' 1" (4.6m x 4.6m)

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 0" x 10' 0" (3.96m x 3.05m)

**EN-SUITE** 6' 9" x 3' 11" (2.06m x 1.19m)

**BEDROOM TWO** 12' 11" x 10' 4" (3.94m x 3.15m)

**BEDROOM THREE** 10' 4" x 9' 9" (3.15m x 2.97m)

**BEDROOM FOUR** 7' 5" x 7' 0" (2.26m x 2.13m)

**BATHROOM** 6' 9" x 5' 7" (2.06m x 1.7m)

## **OUTSIDE**

**GARAGE** 21' 5" x 9' 11" (6.53m x 3.02m)

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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**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	88 B	89 B
69-80	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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