



**£290,000**  
**7 Kings Road**  
Lee-on-the-Solent, PO13 9NU

## PROPERTY SUMMARY

This charming two bedroom house is a short walk from Lee on the Solent Beach and is presented beautifully, featuring sea-glimpses from bedroom 2. As you enter into the entrance hallway, you are guided through to the cosy lounge with a feature fireplace and then to the newly refitted kitchen at the rear of the property with a breakfast bar, window overlooking the garden and integrated appliances. Upstairs, there are two double bedrooms, with built in storage in the master bedroom, and a sleek shower room fitted just a few years ago and boasting a chrome heated towel rail, large shower and a fitted illuminated mirror. As well as a well-maintained front garden, the lovely rear garden is south facing and has rear access onto the garage in a block area. The property enjoys being located to all amenities, is on a good bus route is in an excellent school catchment area. This quaint and characterful property is not to be missed so call us now in our Stubbington Office to book in your viewing and avoid missing out.





#### **ENTRANCE HALLWAY**

**LOUNGE** 13' 8" x 12' 11" (4.17m x 3.94m)

**KITCHEN/BREAKFAST ROOM** 16' 9" x 6' 8" (5.11m x 2.03m)

#### **FIRST FLOOR LANDING**

**BEDROOM 1** 13' 11" x 10' 8" (4.24m x 3.25m)

**BEDROOM 2** 10' 6" x 9' 1" (3.2m x 2.77m)

**SHOWER ROOM** 5' 10" x 5' 10" (1.78m x 1.78m)

#### **OUTSIDE**

**ENCLOSED FRONT GARDEN**

**REAR GARDEN**

**SINGLE GARAGE IN BLOCK TO REAR**

#### **AGENTS NOTES**

This property is subject to an estate maintenance charge which the vendor informs us at the time of instruction is as follows: £300 per annum.



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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 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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