

Offers in the Region of **£355,000**  
**37 Westland Drive**  
Lee-on-the-Solent, PO13 8GH



## PROPERTY SUMMARY

This deceptively spacious three bedroom corner terrace property is located within close proximity to local amenities, within good school catchments and walking distance to Lee on the Solent beach. From the generous entrance hallway, you will find a useful downstairs W/C, a fitted kitchen with lots of natural light coming from the southerly aspect, a large open-plan lounge/diner and French doors into the conservatory which offers a versatile space for a further reception room. Upstairs, there are three well-proportioned bedrooms, a recently refitted ensuite to the master bedrooms and an immaculate family bathroom. This property is beautifully presented throughout and is turn-key ready. Outside, there is a wide, south facing garden offering a great degree of privacy, a patio area which is ideal for al-fresco dining and verdant lawn with planter bordering. Further benefits include a carport as well as an additional allocated parking space. This property will make an ideal family home and must be viewed to appreciate the space on offer. Call us now in our Stubbington Branch to book in your viewing today.





## **ENTRANCE HALL**

**W/C** 7' x 3' 2" (2.13m x 0.97m)

**KITCHEN** 11' 3" x 8' 8" (3.43m x 2.64m)

**SITTING/DINING ROOM** 16' 2" x 16' (4.93m x 4.88m)

**CONSERVATORY** 12' 8" x 9' 2" (3.86m x 2.79m)

## **UPSTAIRS LANDING**

**BEDROOM 1** 14' 3" x 8' 11" (4.34m x 2.72m maximum measurements)

**ENSUITE TO MASTER** 5' 6" x 5' 2" (1.68m x 1.57m)

**BEDROOM 2** 10' 1" x 8' 11" (3.07m x 2.72m)

**BEDROOM 3** 10' 9" x 6' 10" (3.28m x 2.08m)

**BATHROOM** 6' 10" x 6' 10" (2.08m x 2.08m)

## **OUTSIDE**

## **REAR GARDEN**

## **CARPORT**

## **ALLOCATED PARKING SPACE**

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 D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 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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