

**£189,995**  
**27 Osprey Gardens**  
Lee-on-the-Solent, PO13 8LJ



## PROPERTY SUMMARY

This immaculate ground floor garden flat has been impeccably extended and is situated within walking distance to local amenities, Lee-on-the-Solent Beach and great local schools. From the pleasant front garden on a quiet walkway location, the front door opens into a separate porch leading through to the cosy lounge and open plan kitchen/diner extension. The kitchen is a sleek, modern design with integrated appliances and ample storage, with space for a dining table overlooking the south facing rear garden. The refitted bathroom is beautifully presented and boasts a chrome heated towel rail and a vanity sink unit and the master bedroom has a bright dressing room to the rear with built in wardrobes. With a heat pump and aircon, allocated parking and a stunning landscaped garden, this property is one of a kind and not to be missed.





## **PORCH**

**LOUNGE** 12' 6" x 9' 5" (3.81m x 2.87m)

**KITCHEN/DINER** 15' 5" x 9' 5" (4.7m x 2.87m)

**BATHROOM** 6' 6" x 5' 11" (1.98m x 1.8m)

**BEDROOM** 9' 7" x 8' 6" (2.92m x 2.59m)

**DRESSING ROOM** 9' 5" x 4' 1" (2.87m x 1.24m)

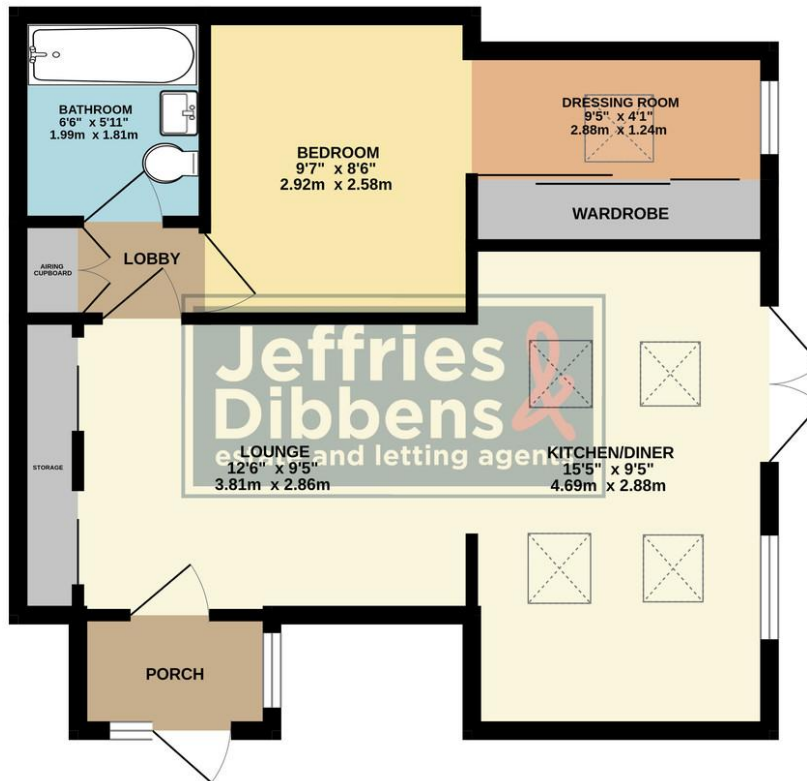
Fitted wardrobes.

## **OUTSIDE**

**ALLOCATED PARKING**

**REAR GARDEN** South facing, landscaped garden.

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 A

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 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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