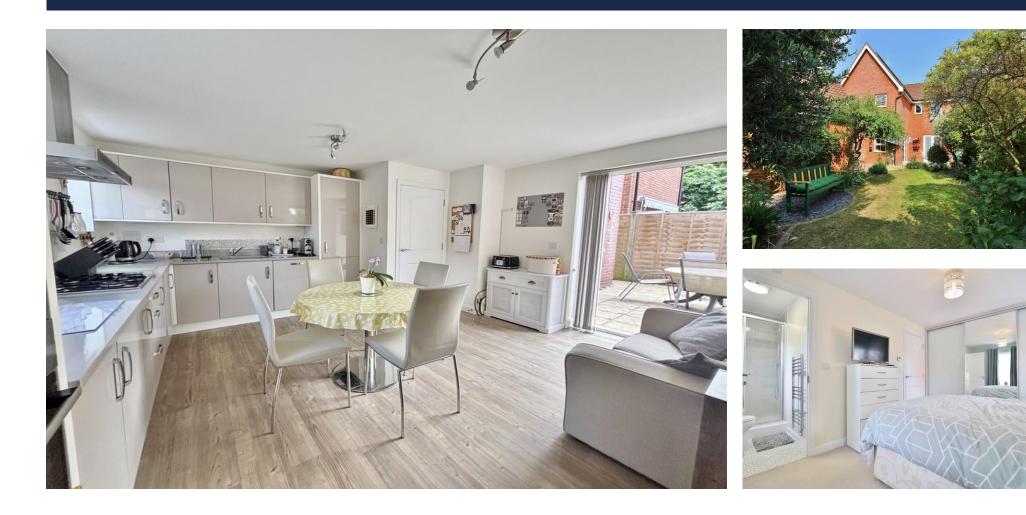


Guide Price £515,000-£530,000 6 Ariel Close Lee-on-the-Solent, PO13 9FT

PROPERTY SUMMARY

Located in the peaceful cul-de-sac of Ariel Close and overlooking a charming green space, this beautifully presented four-bedroom detached home offers spacious and versatile living ideal for families. On the ground floor, the property features a welcoming entrance hall, a bright and airy dual-aspect lounge, a separate formal dining room, a convenient downstairs WC, and a well-equipped kitchen/breakfast room. The kitchen boasts ample storage, integrated appliances, and double doors that open out to a stunning rear garden-perfect for indoor-outdoor living. Upstairs, you'll find four bedrooms-three doubles and one single. The master bedroom benefits from built-in wardrobes and a modern en-suite with a window. A family bathroom and a light-filled landing complete the upper floor. Externally, the property continues to impress with a private, well-maintained rear garden featuring two patio areas-ideal for relaxing or entertaining. There is also direct access from the garden into the detached garage, which is accompanied by a driveway to the front. This is a true turnkey home, presented to a high standard throughout, and ready for its next owners. Early viewing is highly recommended-contact our Stubbington office today to arrange your appointment.

2 ⊡







ENTR ANCE HALL

LOUNGE 16' 9" x 10' 2" (5.11m x 3.1m)

DINING ROOM 10' 9" x 9' 8" (3.28m x 2.95m)

KITCHEN/DINER 15' x 15' (4.57m x 4.57m)

CLOAKROOM

LANDING

MASTER BEDROOM 13' 3" x 10' (4.04m x 3.05m)

ENSUITE

BEDROOM TWO 13' x 8' 5" (3.96m x 2.57m)

BEDROOM THREE 10' 4" x 9' 1" (3.15m x 2.77m)

BEDROOM FOUR 7' 4" x 6' 11" (2.24m x 2.11m)

BATHROOM 6' 9" x 5' 6" (2.06m x 1.68m)

OUTSIDE

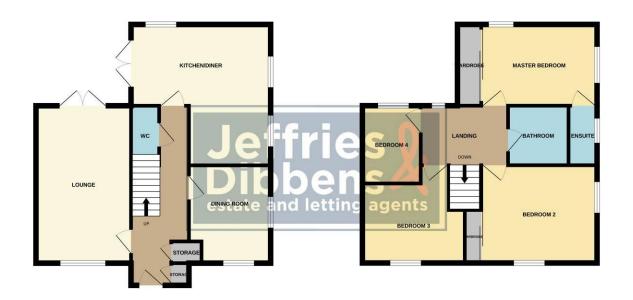
REAR GARDEN

DETACHED GAR AGE

DRIVEWAY

AGENTS NOTES Service Charge: £159.01 per annum GROUND FLOOR

1ST FLOOR

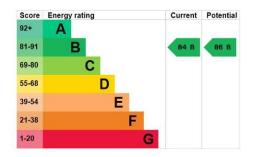


Whild newry attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, whiches, crooms and ago where there are experimente and on expensibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and applicances shown have not been tested and no guarantee as to their openability or efficiency can be given. Made with Metrype, C&025 LOCAL AUTHORITY Gosport Borough Council

TENURE Freehold

COUNCIL TAX BAND Band E

VIEWINGS By prior appointment only



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.

As part of our legal obligations under the MoneyLaundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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