

£400,000

1a Elmore Avenue

Lee on the Solent, PO13 9EP

ELMORE AVENUE

PROPERTY SUMMARY

We are delighted to offer this well-presented three-bedroom home, built in 2002, situated in a highly sought-after location close to Lee-on-the-Solent beach and local shops. The ground floor features a bright and spacious lounge, a fitted kitchen opening into a dining room, and a conservatory providing additional living space. A downstairs WC and useful storage complete this level. Upstairs, there are three good sized bedrooms including a master with en-suite shower room, plus a family bathroom. Outside, the property benefits from a detached garage and enclosed rear garden, ideal for relaxing or entertaining. With its excellent location, versatile accommodation, and proximity to the seafront, this home makes an ideal choice for families and those seeking a coastal lifestyle.





HALLWAY

LOUNGE 16' 3" x 10' 1" (4.95m x 3.07m)

DINING ROOM 12' 11" x 8' 11" (3.94m x 2.72m)

KITCHEN 7' 8" x 7' 8" (2.34m x 2.34m)

CONSERVATORY 14' 4" x 10' 8" (4.37m x 3.25m)

WC 6' 5" x 3' 5" (1.96m x 1.04m)

LANDING

MASTER BEDROOM 11' 6" x 9' 11" (3.51m x 3.02m)

ENSUITE 7' 9" x 2' 10" (2.36m x 0.86m)

BEDROOM TWO 9' 11" x 8' 8" (3.02m x 2.64m)

BEDROOM THREE 9' 7" x 6' 10" (2.92m x 2.08m)

BATHROOM 6' 10" x 6' (2.08m x 1.83m)

OUTSIDE

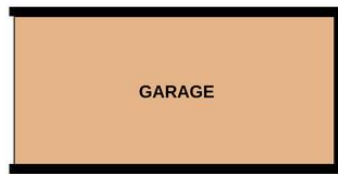
REAR GARDEN

FRONT GARDEN

GARAGE 18' 10" x 9' 1" (5.74m x 2.77m)

DRIVEWAY

GROUND FLOOR



1ST FLOOR



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		
69-80	C	69 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.

As part of our legal obligations under the **Money Laundering, 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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT
01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk