



£299,995
31 Lancaster Close
Lee-on-the-solent, PO13 9AY

PROPERTY SUMMARY

We are delighted to offer for sale this well presented three-bedroom terraced home on Lancaster Close, Lee-on-the-Solent which is only a short walk to the beach. Immaculately maintained throughout, the property opens into a bright entrance hall with stylish floor tiles, a large storage cupboard providing direct access through to the garden, and a convenient downstairs WC with its own window. The spacious lounge/diner enjoys a large front-facing window that fills the room with light and offers lovely views over the green area to the front, while the neutral, modern kitchen opens directly onto a low-maintenance rear garden designed for easy living, featuring AstroTurf, tiled areas, decking, and even a pizza oven, ideal for outdoor entertaining. Upstairs, there are three well-proportioned bedrooms, all with built-in storage, and a four-piece bathroom including both a separate shower and bath. The property also benefits from a garage in a nearby block with parking in front. Please contact us to book your viewing to appreciate all that is on offer.





ENTRANCE HALLWAY

STORAGE CUPBOARD

WC

LOUNGE/DINER 20' 3" x 12' 2" (6.17m x 3.71m)

KITCHEN 12' 4" x 7' 7" (3.76m x 2.31m)

LANDING

MASTER BEDROOM 12' x 9' 3" (3.66m x 2.82m)

BEDROOM TWO 11' 1" x 7' 9" (3.38m x 2.36m)

BEDROOM THREE 9' 2" x 6' 9" (2.79m x 2.06m)

BATHROOM

OUTSIDE

REAR GARDEN

FRONT GARDEN

GARAGE & PARKING



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		88 B
69-80	C	71 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
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