



**£400,000**  
**35 Ocean Road**  
Lee-on-the-Solent, PO13 9GQ

## PROPERTY SUMMARY

This three bedroom semi detached house is situated on the popular Daedalus Village development and boasts partial sea views and is within walking distance to the beach, Lee-on-the-Solent high street and Stubbington Village as well as great local schools. With the benefit of remaining new home warranty, this property includes an en-suite shower room, south facing rear garden and off road parking for two vehicles. Other benefits also include a downstairs WC, kitchen/diner and a separate lounge. Call our Stubbington Branch now to avoid missing out!

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## ENTRANCE HALL

**KITCHEN/DINER** 17' 2" x 8' 8" (5.23m x 2.64m)

**LOUNGE** 15' 11" x 14' 9" (4.85m x 4.5m)

## UPSTAIRS LANDING

**BEDROOM 1** 12' 3" x 11' 11" (3.73m x 3.63m)

**ENSUITE** 6' 8" x 3' 9" (2.03m x 1.14m)

**BATHROOM** 8' 7" x 6' 10" (2.62m x 2.08m)

**BEDROOM 2** 12' 8" x 8' 7" (3.86m x 2.62m)

**BEDROOM 3** 11' 1" x 7' (3.38m x 2.13m)

## OUTSIDE

**DRIVEWAY PARKING**

**LANDSCAPED REAR GARDEN**



GROUND FLOOR



1ST FLOOR

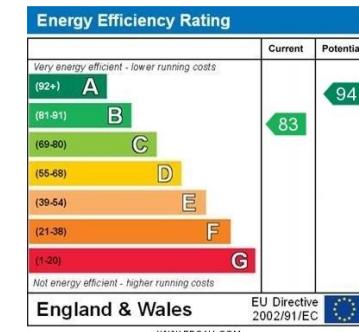


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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 **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.

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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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