



**BEALS**  
The Independent Estate Agents & Surveyors  
Est. 1995

Harrier Close  
Lee-on-the-Solent

PO13 8LB

£220,000



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## KEY FEATURES:

- › TWO BEDROOM
- › FRESH DECOR THROUGHOUT
- › OFF ROAD PARKING
- › MODERN KITCHEN
- › NEW BATHROOM
- › SPACIOUS LIVING ROOM
- › SOUTH FACING GARDEN



## INTRODUCTION

Nestled away in a pleasant cul de sac within walking distance of the local shops and schools is this nicely presented family home offered for sale. The accommodation comprises a lounge overlooking the enclosed back garden, a modern fitted kitchen. Upstairs there are two reasonable sized bedrooms and fitted family bathroom. The property also benefits from a parking space to the front of the property. This modern home is a must view to fully appreciate all that's on offer.

## INTERNAL

The property has modern grey laminated flooring throughout the hole of the ground floor, it has been freshly decorated throughout. The U shaped kitchen offers integrated oven with electric hob and ceramic sink. The spacious living room leads to the enclosed garden. The second floor comprises of modern grey carpets across the hall, stairs and landing, modern bathroom, master bedroom and second bedroom with built in storage cupboards. The entire property boasts gas central heating and double glazed windows throughout making this the ideal family home.

## EXTERNAL

The property is situated within a desirable location, Its is a stones throw away from local amenities and is within walking distance to the seafront. The property has its own allocated parking space to the front of the property. To the rear of the property is where the enclosed garden is situated and large garden shed.

## LOCATION

Gosport is a historic town, situated on the south coast, made up of several wards. The Town centre offers plenty of shops and amenities, a bus station, and is only a short ferry ride away from Portsmouth Harbour train station. There are three Secondary schools, and plenty of Primary and Junior schools located all over. Points of interests would be the Football and Rugby clubs, Explosion History museum, and Alver Valley Country Park. The bordering town of Fareham also offers transport links, and access to the M27.

## ENTRANCE HALL

## LIVING ROOM

14' 2" x 10' 11" (4.32m x 3.35m)

## KITCHEN

10' 0" x 4' 11" (3.05m x 1.52m)

## MASTER BEDROOM

10' 11" x 9' 4" (3.35m x 2.87m)

## BEDROOM TWO

8' 7" x 6' 7" (2.62m x 2.03m)

## BATHROOM

6' 7" x 4' 9" (2.03m x 1.47m)







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

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