



**Seymour Road, Lee-On-The-Solent PO13 9EG**

**welcome to**

## **Seymour Road, Lee-On-The-Solent**

Fox & Sons are pleased to present this charming terraced three bedroom cottage which is situated just a short distance to the beach and high street.

### **Entrance Porch**

Door to front access.

### **Dining Room**

12' 1" max x 11' 4" max ( 3.68m max x 3.45m max )

Wooden door, sash window to front elevation, open fireplace, radiator.

### **Hall**

Stairs to first floor landing, radiator.

### **Lounge**

12' 1" max x 11' 8" max ( 3.68m max x 3.56m max )

Wood burner, understairs cupboard.

### **Kitchen/breakfast Room**

20' 9" max x 10' 9" max ( 6.32m max x 3.28m max )

UPVC double glazed French doors, two Velux windows, matching wall and base units, solid oak work surfaces, in-set sink, Range cooker to stay, integrated washing machine, space for fridge/freezer, space for tumble dryer, plumbing for dishwasher, central heating boiler.

### **Shower Room**

UPVC double glazed window to rear elevation, electric shower, wash hand basin, wc, heated towel rail.





### **First Floor Landing**

Stairs to second floor, doors to:

#### **Bedroom 2**

12' 1" max x 11' 4" max ( 3.68m max x 3.45m max )  
Sash window to front elevation, in-built wardrobe,  
fireplace, radiator.

#### **Bedroom 3**

8' 5" max x 7' max ( 2.57m max x 2.13m max )  
UPVC double glazed window to rear elevation,  
fireplace, radiator.

#### **Bathroom**

UPVC double glazed window to rear elevation, bath  
with shower over, vanity wash hand basin, wc,  
heated towel rail.

### **Second Floor**

Doors to:

#### **Master Bedroom**

Two UPVC double glazed windows to rear elevation,  
roof window to front elevation, in-built storage,  
electric radiator.

#### **Outside**

To the front there is a courtyard style garden. To  
the rear the garden is southerly facing with a patio  
area, laid to lawn section, shed and rear pedestrian  
access.



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welcome to

## Seymour Road, Lee-On-The-Solent

- Charming Three Bedroom Cottage
- No Onward Chain
- Southerly Facing Rear Garden
- Bathroom & Shower Room
- Wood Burning Stove & Open Fire Place

Tenure: Freehold EPC Rating: C

**£325,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
GOS108132 - 0002

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**023 9250 3733**



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



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