



**Raynes Road, Lee-On-The-Solent PO13 9AL**

**welcome to**

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

We welcome to the market this substantial three bedroom home to the market which was built-in circa 1920's. The home boasts the subtle blend of character & modern living, also in addition has an attached one bedroom annexe with it's own private garden. This is a MUST see property!

### **Enclosed Porch**

Front door.

### **Entrance Hall**

Front door, obscure double glazed window to side aspect, radiator, stairs to first floor with cupboard under, wall mounted boiler.

### **Lounge**

16' 10" into bay x 13' 9" ( 5.13m into bay x 4.19m )  
Upvc double glazed bay window to front aspect, picture rail, radiator, open fire, opening to family room.

### **Dining Room**

17' 7" max x 11' 1" max ( 5.36m max x 3.38m max )  
Upvc double glazed French door to garden, two radiators.

### **Family Room**

14' 3" max x 14' max ( 4.34m max x 4.27m max )  
Double doors to dining room, feature fireplace, two radiators.

### **Re-Fitted Kitchen**

11' 7" max x 11' 1" max ( 3.53m max x 3.38m max )  
Upvc double glazed window to side aspect, base units with work surface over, integrated fridge/freezer, range style cooker with hood over, breakfast bar.

### **Utility Room**

11' 1" max x 9' 1" max ( 3.38m max x 2.77m max )  
Upvc double glazed window to rear, base units with work surface and tiling, sink drainer, plumbing for washing machine & dishwasher, space for tumble dryer, radiator.

### **Landing**

Access to loft void, airing cupboard.

### **Master Bedroom**

16' 2" max x 14' max ( 4.93m max x 4.27m max )  
Upvc double glazed bay window to front aspect, radiator, walk in cupboard, sea views across the Solent.

### **Bedroom Two**

14' 3" max x 14' max ( 4.34m max x 4.27m max )  
Two Upvc double glazed windows to rear aspect, radiator.

### **Bedroom Three**

11' 9" max x 11' 4" max ( 3.58m max x 3.45m max )  
Two Upvc double glazed windows to rear aspect, radiator.

### **Family Bathroom**

Upvc obscure window to front aspect, bath, wash hand basin with utility under, shower cubicle, wc, radiator.







### **Front Garden**

Pathway leading to front door.

### **Rear Garden**

Raised decking extends to laid to lawn area, outside tap, enclosed to perimeters, pedestrian rear access. Out side Wc- Upvc obscure window to side aspect, wash hand basin, wc.

### **Block Paved Driveway**

Providing off street parking for both homes.

### **Annexe**

Adjoining annexe.

### **Lounge**

12' 8" x 14' 8" ( 3.86m x 4.47m )

Vaulted ceiling, Upvc double glazed window to front aspect, radiator, feature fireplace.

### **Kitchen/Dining Room**

14' max x 10' 5" max ( 4.27m max x 3.17m max )

Vaulted ceiling, Upvc double glazed French door to garden, radiator, matching range of eye and base level units with work surface over, one and a half bowl sink drainer, inset double oven, five ring gas hob with hood over, integrated fridge/freezer & dishwasher, space for tumble dryer, plumbing for washing machine, wall mounted boiler.

### **Master Bedroom**

14' 2" x 10' 4" ( 4.32m x 3.15m )

Upvc double glazed window to side aspect, radiator, built-in wardrobe.

### **En-Suite Shower Room**

Upvc obscure double glazed window to side aspect, wc, wash hand basin, shower cubicle, heated towel rail, shaver point.

### **Annexe Garden**

Patio extends to laid to lawn, outside tap & power, enclosed to perimeters, pedestrian side and rear access. Further hardstanding providing off street parking.



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

- Substantial three bedroom detached family home with an attached one bedroom annexe.
- Requested location within Lee-On-The-Solent & a short walk away from the beach
- Homes like this rarely come to the market
- Lounge, dining room, family room
- Kitchen and utility room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£700,000**



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Property Ref:  
GOS112680 - 0006

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