

**\* A superbly appointed and beautifully presented detached property situated close to Stokes Bay seafront, popular local schools and public transport links to Portsmouth, Fareham and Southampton, with a traffic-free frontage. The accommodation has three double bedrooms and also has a ground floor extension providing a larger kitchen and additional reception room. There is a pleasant enclosed garden to the rear and garage within block \***

**The Accommodation Comprises:**  
Composite stable door to:

**Entrance Hall**  
Stairs to First Floor, under stairs storage cupboard housing meters and fuse box, radiator, wood flooring, sliding doors to:

**Lounge/Diner 20' 11" x 12' 0" (6.37m x 3.65m)**  
UPVC double glazed window to front elevation, flat and coved ceiling, modern inset gas fire, two period-style radiators, feature panelled wall, wood flooring, door to:

**Family Room 12' 0" x 10' 5" (3.65m x 3.17m)**  
UPVC double glazed double opening doors and windows to rear elevation, period-style radiator, flat and coved ceiling, radiator, wood flooring.

**Kitchen/Diner 23' 1" x 8' 11" (7.03m x 2.72m)**  
UPVC double glazed windows to side and rear elevations, fitted with a range of base cupboards and matching eye level units, roll top solid oak wood surface, built-in breakfast bar, space and plumbing for washing machine, space for tumble dryer, space for an American-style fridge/freezer, gas range-style oven with extractor hood over, tiled splashback, sink with drainer unit and mixer tap over, tiled floor.

**Cloakroom**  
Obscured UPVC double glazed window to side elevation, close coupled WC incorporating wash hand basin, tiled walls and flooring.

**First Floor Landing**  
UPVC double glazed window to side elevation, storage cupboard housing boiler.

**Bedroom One 11' 11" x 10' 10" (3.63m x 3.30m)**  
UPVC double glazed window to rear elevation, coved ceiling, radiator.

**Bedroom Two 11' 11" x 9' 9" (3.63m x 2.97m)**  
UPVC double glazed window to front elevation, radiator, fitted wardrobe.

**Bedroom Three 9' 1" x 7' 9" (2.77m x 2.36m)**  
UPVC double glazed window to rear elevation, radiator, flat and coved ceiling.

**Bathroom 6' 9" x 5' 5" (2.06m x 1.65m)**  
Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mains powered shower over, extractor fan.

**Outside**  
The front garden is primarily laid to lawn with pathway to front door, and side gate access to rear garden. The side access has outside water tap and exterior power point. The rear garden has raised decking and pergola, mainly gravelled with flower and shrub beds, shed/workshop with power and light, plus additional storage shed and bin storage area at the side of the property.

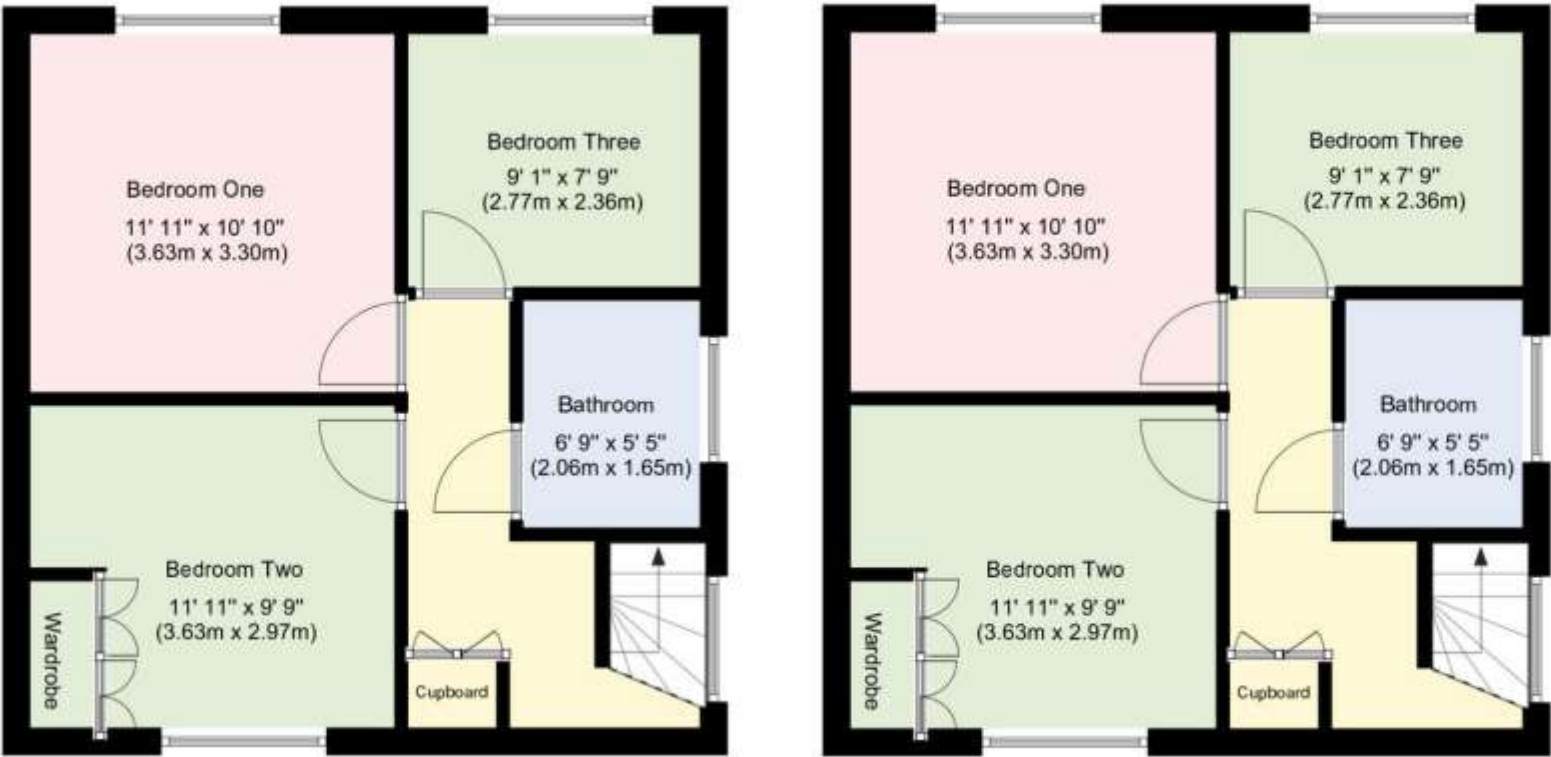
**Garage**  
The garage is in nearby block.

**General Information:**  
Construction: Traditional  
Water Supply: Portsmouth Water  
Supply: Mains Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: D

**Agents Note:**  
The Vendor has advised the following:  
- The loft is mostly boarded with fitted ladder access, and light.  
- T&J Cole installed GAZCO Studio gas fire in 2023.  
- New Glowworm combi-boiler installed in 2024  
- American Fridge/Freezer available by separate negotiation







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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£425,000  
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