

Situated on the seafront at Lee on the Solent is this detached property boasting superb views from the ground and first floors of The Solent & Isle of Wight. The property has been modernised and refurbished and is offered for sale with no onward chain.

The Accommodation Comprises:-

Front door to:

Entrance Porch:-

Double glazed windows to front elevation, door to:

Entrance Hall:-

Amtico flooring, stairs to the first floor, understairs cupboard housing meters.

Reception Room:- 27' 4" x 12' 6" (8.32m x 3.81m)

Double glazed windows to front elevation with views of The Solent and Isle of Wight, double glazed windows and French style doors leading to the rear garden, Amtico flooring.

Dining Room:- 12' 4" x 11' 8" (3.76m x 3.55m)

Double glazed bay window to front elevation with views of The Solent, feature cast iron fire place set in chimney.

Kitchen/Breakfast Room:- 12' 10" x 12' 5" (3.91m x 3.78m)

Fitted with a modern range of base cupboards and matching eye level units, fitted worktops, coordinating upstands, inset one and a half bowl stainless steel sink unit with chrome mixer tap, space for an American style fridge/freezer, integrated double oven, space and plumbing for washing machine, central island with induction hob, extractor hood, inset spotlighting, Amtico flooring, double glazed double opening doors and windows to rear garden, door to:

Utility/Store Room:- 8' 6" x 8' 0" (2.59m x 2.44m)

Double glazed window and door to rear garden, fitted worktop and cupboard, double glazed doors to storage area/workshop.

Shower Room:-

Obscured double glazed window to rear elevation, WC with concealed cistern, wash hand basin set in vanity unit with chrome tap, walk in shower with both chrome mixer hand shower and waterfall shower head, fitted mirror with display niches, tiling to walls and floor, inset spotlighting, coved ceiling.

First Floor Landing:-

Double glazed window to front elevation overlooking The Solent and Isle of Wight.

Bedroom One:- 15' 10" x 12' 5" (4.82m x 3.78m) maximum measurements

Double glazed bay window to front elevation with views of The Solent and Isle of Wight, two built in wardrobes.

Bedroom Two:- 14' 0" x 12' 6" (4.26m x 3.81m)

Double glazed window to front elevation with views of The Solent and Isle of Wight.

Bedroom Three:- 13' 0" x 12' 5" (3.96m x 3.78m)

Double glazed window to rear elevation.

Bedroom Four:- 13' 0" x 9' 7" (3.96m x 2.92m) maximum measurements

Double glazed window to rear elevation, fitted wardrobe, cupboard housing hot water cylinder.

Bathroom:- 8' 10" x 7' 0" (2.69m x 2.13m)

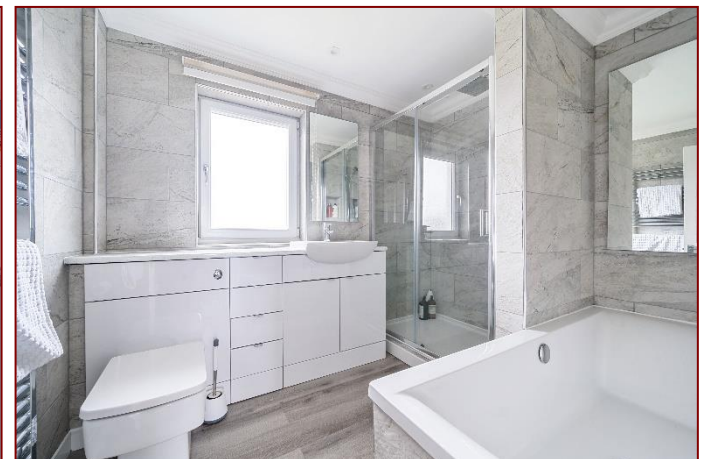
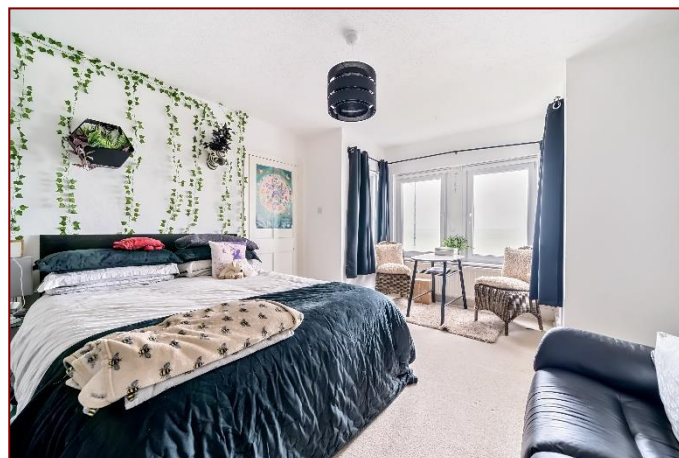
Obscured double glazed window to rear elevation, close coupled WC, bidet, pedestal wash hand basin, panel bath with shower over, splashback tiling, access to loft space.

Outside:-

To the front of the property there is off road parking, mainly laid to lawn with pathway to front door. An up and over door provides access to the store room. To the rear is a good sized garden, mainly laid to lawn with a patio area, raised flower beds and borders, enclosed by wooden panelled fencing. A gate to the rear leads out to a further parking area, accessed via the rear service road.

Storage Area/Workshop:- 9' 0" x 8' 8" (2.74m x 2.64m)

Up and over door to the front, power and light connected, gas meter.



Marine Parade East, Lee-on-the-Solent, PO13

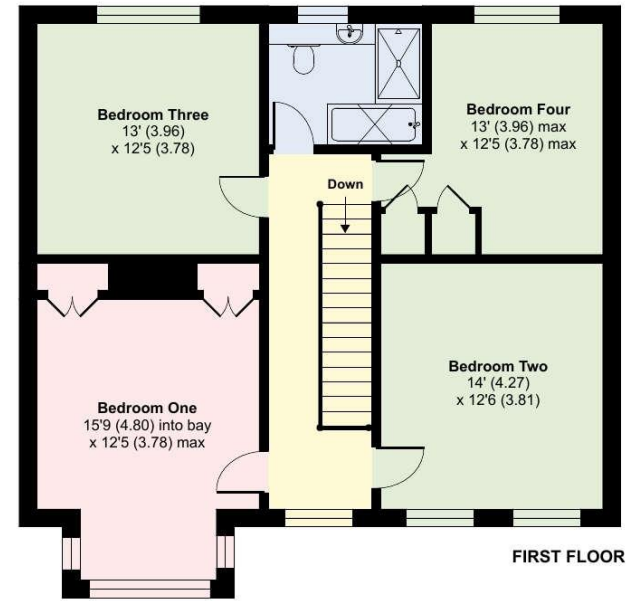
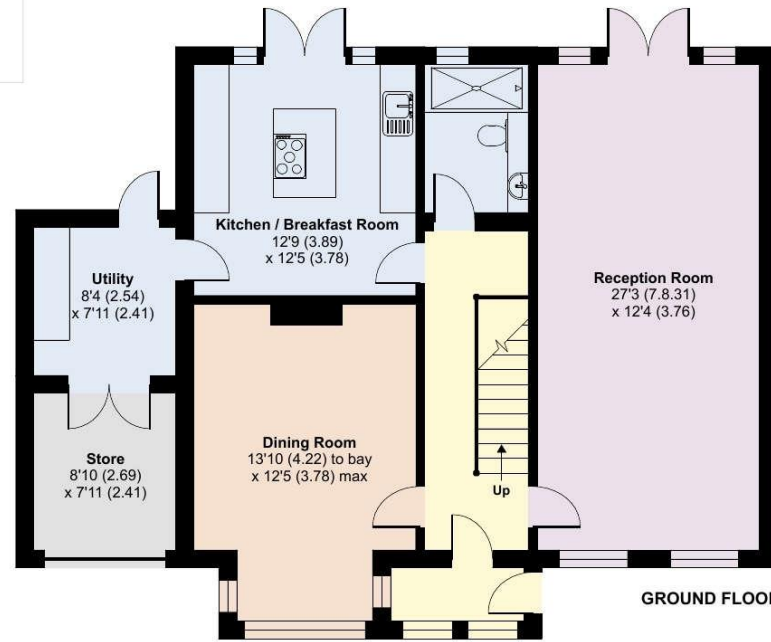
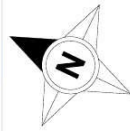
Approximate Area = 1911 sq ft / 177.5 sq m

Store = 71 sq ft / 6.6 sq m

Total = 1982 sq ft / 184.1 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: F



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1102491

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£895,000

Marine Parade East, Lee-On-The-Solent, PO13 9BW

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DRAFT DETAILS

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