

Situated in a highly regarded location within close proximity to the seafront and High Street is this beautifully presented detached residence which boasts spacious and imposing living accommodation. The property has been modernised to a high standard and is complimented by a delightful enclosed garden.

The Accommodation Comprises

Front door to:

Entrance Porch 5' 10" x 3' 3" (1.78m x 0.99m)

Tiled flooring, glass roof, door to;

Snug 13' 7" x 11' 7" (4.14m x 3.53m)

Flat and coved ceiling, double glazed windows to front and side elevations with shutters to front, picture rail, fireplace with wood burner.

Inner Hall 14' 11" x 5' 4" (4.54m x 1.62m)

Stairs to first floor, two under stairs storage cupboards, radiator.

Cloakroom

Velux window, spotlighting, WC with concealed cistern, wash hand basin set in vanity unit, tiled flooring, cupboard housing Vaillant boiler and shelving.

Formal Dining Room 15' 0" x 12' 3" (4.57m x 3.73m)

Flat and coved ceiling, double glazed bay window to front elevation with shutters, picture rail, door to side elevation.

Sitting Room 15' 7" x 13' 11" (4.75m x 4.24m)

Two sash windows, picture rail and plate rack, wood burner, sliding doors to kitchen, French doors to;

Sun Room 15' 0" x 8' 3" (4.57m x 2.51m)

Inset spotlighting, roof lantern, windows and doors to rear garden.

Kitchen/Dinning/Family Room 20' 10" x 19' 8" (6.35m x 5.99m)

Fitted with a range of base cupboards and matching eye level units, integral fridge and freezer, integral dishwasher, one and a half bowl single drainer stainless steel sink unit with mixer tap, induction hob with extractor hood over, integral eye level double oven, tiled flooring, bi-folding doors to garden, three tall double glazed windows to rear elevation, three high level windows to side elevation, skylight, under floor heating, door to;

Utility Room 9' 0" x 7' 7" (2.74m x 2.31m)

Fitted with a range of base and wall units matching the kitchen, continuation of tiled flooring, space and plumbing for washing machine and tumble dryer, butler sink with mixer tap, spotlighting, double glazed door to side elevation, courtesy door to garage.

First Floor Landing

Access to loft space with pull down ladder, power and light connected and Velux window, two double glazed windows to side elevation.

Bedroom One 16' 2" x 13' 9" (4.92m x 4.19m)

Double glazed bay window to front elevation, further double glazed window to side elevation, picture rail, feature fireplace, built in shelves to alcove and fitted wardrobes.

Bedroom Two 15' 6" x 13' 11" (4.72m x 4.24m)

Flat and coved ceiling, picture rail, two double glazed windows to rear elevation, feature fireplace.

Bedroom Three 13' 7" x 11' 7" (4.14m x 3.53m)

Two double glazed windows to front elevation, further double glazed window to side elevation, picture rail, feature fireplace.

Bedroom Four 11' 1" x 10' 10" (3.38m x 3.30m)

Double glazed window to rear elevation, picture rail, door to;

En Suite 7' 8" x 2' 7" (2.34m x 0.79m)

Shower cubicle, close coupled WC, wash hand basin with mixer tap, tiled splash back, tiled flooring, spot lighting.

Bathroom

Close coupled WC with concealed cistern, wash hand basin, bath with mixer tap, double shower cubicle with mains rainfall shower, two windows to side elevation.

Outside

To the front of the property there is a driveway with space for two cars. The rear garden is enclosed by hedging and fencing, mainly laid to lawn with patio area with space for outside dining furniture, flowers and shrubs to borders, side pedestrian access, summerhouse.

Garage 18' 9" x 7' 10" (5.71m x 2.39m)

Double opening doors to front, double glazed door to garden, power points.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

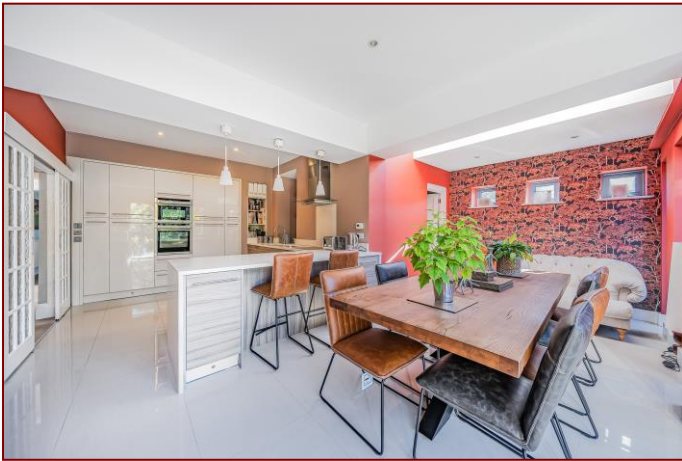
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: G

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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

£950,000

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