

Beautifully presented two double bedroom home situated close to the seafront at Lee on the Solent. The property boasts a stylish interior with a sunny aspect garden and parking for two cars.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor, consumer unit and thermostat control to wall and smoke detector.

**Lounge/Dining Room 16' 5" x 14' 5" (5.00m x 4.39m) Maximum measurements**

Windows to side and rear elevations, double opening doors to rear garden, space for table and chairs and under stairs storage cupboard.

**Kitchen 9' 11" x 6' 10" (3.02m x 2.08m)**

Window to front elevation, inset spotlighting, fitted with a range of base cupboards and matching eye level units, worksurface with upstands, one and a half bowl single drainer stainless steel sink unit with mixer tap, gas hob with extractor hood over, cupboard housing boiler, integrated appliances include; electric oven, fridge/freezer, washer/dryer and dishwasher.

**Cloakroom**

Inset spotlighting, close coupled WC, corner pedestal wash hand basin, chrome ladder style radiator, extractor fan.

**First Floor Landing**

Access to loft space and smoke detector.

**Bedroom One 14' 5" x 9' 4" (4.39m x 2.84m)**

Two windows to rear elevation and thermostat control to wall.

**Bedroom Two 14' 5" x 9' 2" (4.39m x 2.79m)**

Window to front elevation and fitted wardrobes.

**Bathroom 7' 4" x 6' 3" (2.23m x 1.90m)**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, shower screen, shaver socket, extractor fan.

**Outside**

The rear garden enjoys a sunny aspect and mainly laid to lawn with seating area, flowerbeds and storage shed. To the front of the house is a driveway providing off road parking for two cars.

**Agents Note**

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: £168 Approximately per annum

**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>







Tenure: Freehold  
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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\*

£325,000  
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