

**Extended three bedroom end of terrace house situated in a popular area of Lee on the Solent. Garage situated in block close by.**

**The Accommodation Comprises:-**

Obscured UPVC double glazed front door to;

**Entrance Hall:-**

Obscured UPVC double glazed window to front elevation, coat storage area, under stairs storage cupboard, door to;

**Kitchen:- 11' 10" x 10' 9" (3.60m x 3.27m) maximum measurements**

UPVC double glazed window to front elevation, fitted with a range of modern base cupboards and matching eye level units, sink unit and drainer with mixer tap, built in fridge/freezer, dishwasher, electric oven, microwave, induction hob, Island with breakfast bar and wine rack, cupboard housing wall mounted boiler, radiator, door to;

**Lounge:- 16' 8" x 11' 6" (5.08m x 3.50m)**

Coved ceiling, radiator, glazed double opening doors to;

**Sitting Room:- 16' 1" x 9' 2" (4.90m x 2.79m)**

Coved ceiling, UPVC double glazed bay window to rear elevation, radiator, opening to;

**Rear Lobby:- 5' 8" x 4' 1" (1.73m x 1.24m)**

UPVC double glazed window and door to rear garden.

**First Floor Landing:-**

Access to loft space, loft ladder and loft is boarded.

**Bedroom One:- 11' 11" x 9' 2" (3.63m x 2.79m)**

UPVC double glazed window to rear elevation, built in wardrobes with mirrored fronted sliding doors, radiator.

**Bedroom Two:- 9' 1" x 8' 11" (2.77m x 2.72m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Three:- 8' 11" x 7' 1" (2.72m x 2.16m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom:- 7' 5" x 5' 11" (2.26m x 1.80m)**

Obscured UPVC double glazed window to front elevation, panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, ladder style radiator.

**Outside:-**

The rear garden is mainly laid to paving for ease of maintenance. To the front of the property there is a further garden area enclosed by low brick wall mainly laid to lawn with path to front door. The property benefits from a garage situated in a block.

**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>

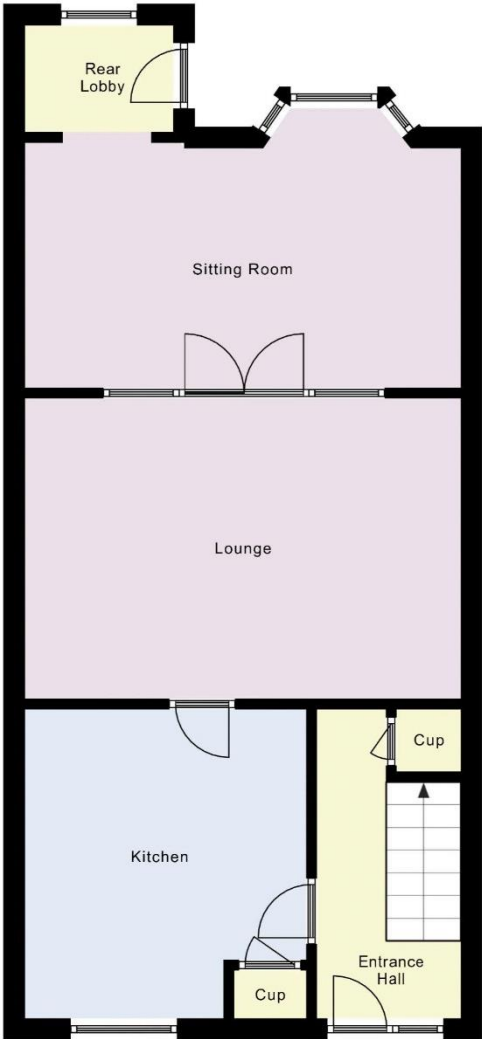




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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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\*

Guide Price £305,000 - £315,000  
Sea Crest Road, Lee-On-The-Solent, PO13 8HH

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