

This substantial detached house enjoys beautiful views of The Solent & Isle of Wight along with attractive well maintained gardens. The imposing reception hall is a particular feature of the home which leads to two elegant reception rooms, kitchen/breakfast room, utility and sun room. The four well proportioned bedrooms are accompanied by two bathrooms and a dressing room. The house is offered for sale with no forward chain.

The Accommodation Comprises

Double glazed front door to:

Entrance Porch

Stained-glass windows and door to:

Entrance Hall

Stairs to first floor, wood flooring, feature wood burner with decorative surround, under stairs storage cupboard with meters and consumer unit.

Lounge 13' 10" x 13' 0" (4.21m x 3.96m) Plus bay

Double glazed bay window to front elevation, gas fireplace with decorative surround and tiled inset.

Dining Room 15' 11" x 12' 11" (4.85m x 3.93m)

Feature gas burner with tiled hearth and decorative wooden surround, double glazed window to side elevation, wood flooring, windows and double opening doors to:

Sun Room 12' 10" x 4' 7" (3.91m x 1.40m)

Double glazed windows and double opening doors to rear garden.

Kitchen/Breakfast Room 23' 10" x 10' 11" (7.26m x 3.32m) Maximum measurements

Double glazed window to side and rear elevations, space for table and chairs, feature fireplace, kitchen with base cupboards and eye level units, worksurface, stainless steel sink unit with mixer tap, recess and plumbing for dishwasher, gas hob with extractor hood over, integrated double electric oven, space for fridge freezer, door to:

Utility Room 12' 0" x 4' 8" (3.65m x 1.42m)

Double glazed windows and door to rear elevation, base cupboards, space and plumbing for washing machine and tumble dryer, door to:

Cloakroom

Low level WC, wash hand basin, double glazed window to rear elevation.

First Floor Landing

Obscured double glazed window to side elevation.

Bedroom One 13' 11" x 13' 0" (4.24m x 3.96m) Plus bay

Double glazed bay window to front elevation enjoying superb views of The Solent and Isle of Wight, built-in wardrobes, wash hand basin set in vanity unit, door to:

En Suite

Obscured double glazed window to side elevation, close coupled WC, shower cubicle with mains shower.

Bedroom Two 15' 11" x 12' 11" (4.85m x 3.93m)

Double glazed window to rear elevation, wash hand basin set in vanity unit.

Bedroom Three 10' 11" x 9' 10" (3.32m x 2.99m) Maximum measurements

Double glazed window to rear elevation, cupboard housing hot water tank and boiler.

Bedroom Four 13' 8" x 10' 10" (4.16m x 3.30m) Maximum measurements

Double glazed bay window to front elevation enjoying superb views across The Solent and Isle of Wight, built-in fireplace, door to:

Dressing Room 14' 10" x 8' 9" (4.52m x 2.66m)

Double glazed window to rear elevation, feature stained glass window to front elevation.

Bathroom

Close coupled WC, pedestal wash hand basin, bath with mixer tap and shower over, obscured double glazed window to side elevation.

Outside

To the front of the house there is off road parking which leads to an integral garage, garden with shrubs and bushes, enclosed by brick wall and side gate provides access to the rear. The rear garden is truly delightful, primarily laid to lawn with a fine array of flowers and shrubs to borders, patios and covered area to the rear of the garage.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

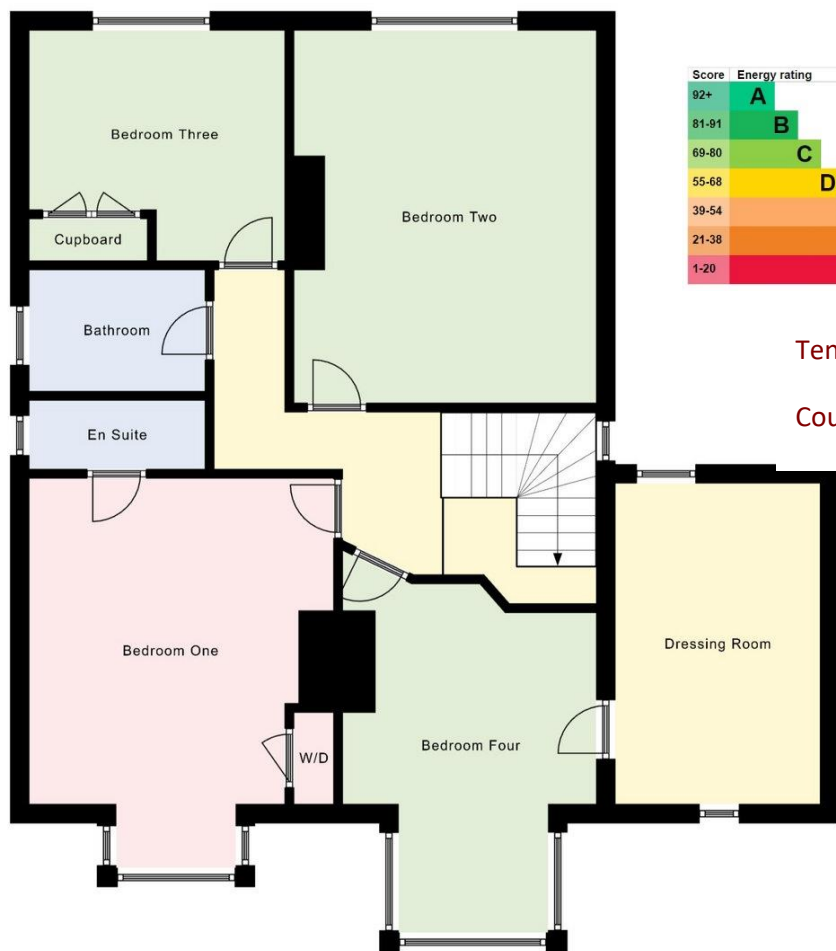
Sewerage - Mains

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		
55-68	D	62 D	77 d
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£775,000

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

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT