

Situated in a highly sought after and convenient location within Lee-on-the-Solent, is this imposing Victorian residence providing deceptively spacious living accommodation arranged over three floors. "Southerndown", previously part of Edinburgh House School, boasts two reception rooms and five bedrooms. The property makes an ideal family home complemented by an enclosed mature and attractive garden with garage beyond. The property is offered for sale with no forward chain.

**The Accommodation Comprises**

Glazed front door to:

**Entrance Hall**

Stairs to first floor, dado rail, under stairs storage cupboard housing meters and consumer unit, radiator, coat hooks.

**Drawing Room** 15' 2" x 13' 7" (4.62m x 4.14m) plus bay window

High ceilings with ornate coving, picture rail, double glazed sash windows within bay to front elevation, feature fireplace with tiled inset and hearth with gas fire inset, two radiators.

**Formal Dining Room** 11' 11" x 12' 0" (3.63m x 3.65m) plus bay window

High ceiling, coving, picture rail, feature fireplace with inset tiling and tiled hearth, bay window with sash to rear elevation, radiator.

**Cloakroom** 7' 8" x 4' 8" (2.34m x 1.42m)

Obscured sash window to side elevation, refitted with a close coupled WC, wash hand basin set in modern vanity unit, extractor fan, radiator.

**Kitchen** 12' 2" x 8' 10" (3.71m x 2.69m)

Window and door to conservatory, fitted with a range of base cupboards and matching eye level units, rolltop worksurface incorporating breakfast bar, integrated electric oven, gas hob with extractor hood over, recess for fridge freezer, recess and plumbing for dishwasher and washing machine, tiled flooring, radiator.

**Conservatory** 18' 9" x 12' 1" (5.71m x 3.68m)

Polycarbonate roof, double glazed windows and double opening French-style doors to rear garden, additional water outlets for appliance.

**First Floor Landing**

Double glazed sash window to front elevation, stairs to second floor, radiator, storage cupboard.

**Bedroom One** 15' 0" x 13' 8" (4.57m x 4.16m) plus bay window

High ceilings, ornate coving, picture rail, double glazed sash windows within bay to front elevation, radiator, built in wardrobes.

**Bedroom Two** 13' 3" x 10' 8" (4.04m x 3.25m)

Double glazed sash windows to rear elevation, cupboard housing boiler and hot water tank, built in wardrobes, radiator.

**Bedroom Five** 12' 3" x 7' 1" (3.73m x 2.16m) maximum measurements

Double glazed sash window to rear elevation, radiator.

**Bathroom** 10' 0" x 5' 5" (3.05m x 1.65m)

Obscured double glazed window to side elevation, bath with mixer tap and shower attachment, close coupled WC, modern wash hand basin set in vanity drawer unit, ladder-style radiator, additional radiator.

**Second Floor Landing**

Access to loft space.

**Bedroom Four** 20' 2" x 13' 5" (6.14m x 4.09m) maximum measurements

Two sash windows to front elevation, radiator.

**Bedroom Three** 21' 3" x 10' 3" (6.47m x 3.12m) maximum measurements

Sash windows to rear elevation, access to eaves storage, radiator.

**Shower Room**

Double glazed obscured window to side elevation, close coupled WC, wash hand basin set in modern vanity unit, corner shower cubicle with mains shower, ladder-style radiator, additional radiator.

**Outside**

To the front of the property there is off-road parking, lawned garden and flowerbeds. The rear garden is enclosed by wooden panelled fencing and primarily laid to lawn with patio area, flowers and shrubs to borders, rear pedestrian gate providing access to service road, mature trees and fruit trees, garage with remote control up and over door, power and light connected and courtesy door to garden.

**Agent's Note**

The property has undergone recent refurbishments including roof renovation, chimney maintenance, three new bathrooms, 10 UPVC double glazed sash windows with the remainder of a 10 year FENSA guarantee and new carpet to bedroom one.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply – Mains

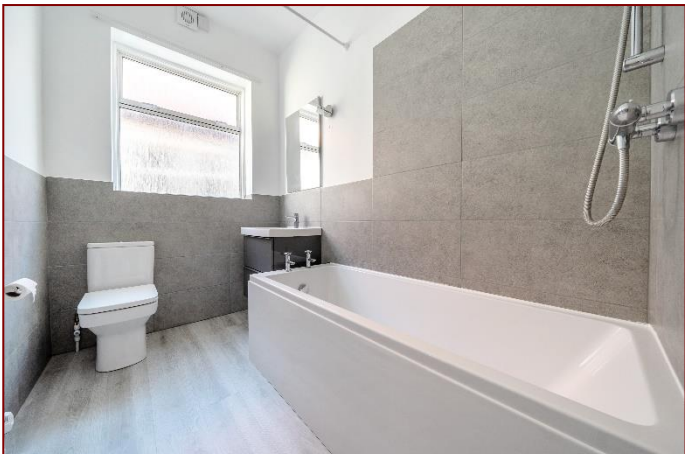
Gas Supply - Mains

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		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Council Tax Band: E

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\*DRAFT DETAILS\*

£570,000  
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