

Situated in a sought after location and being within close proximity to the seafront is this deceptively spacious chalet style property benefiting from flexible living accommodation and offered for sale with no onward chain.

The Accommodation Comprises

UPVC double glazed front door with obscured glazed side panel to:

Entrance Hall

Radiator, stairs to first floor, coved ceiling, cupboard housing meters.

Lounge 14' 11" x 12' 5" (4.54m x 3.78m)

Double glazed windows to front and side elevations, two radiators, living flame gas fireplace with tiled surround and hearth, shelving to alcove.

Dining Room 12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window to side elevation, radiator, opening to:

Sun Room 12' 9" x 6' 1" (3.88m x 1.85m)

UPVC double glazed double opening door to rear garden and windows overlooking rear garden, polycarbonate roof.

Kitchen 11' 10" x 10' 5" (3.60m x 3.17m)

UPVC double glazed window to rear elevation and double glazed door to side of property, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, floor mounted boiler, recess and plumbing for appliances, one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in storage cupboards.

Cloakroom

UPVC double glazed obscured window to rear elevation, low level close coupled WC, pedestal wash hand basin, radiator.

Bedroom Three 10' 5" x 9' 11" (3.17m x 3.02m)

Coved ceiling, double glazed window to front elevation, radiator.

Landing

Bedroom One 13' 7" x 11' 11" plus recess (4.14m x 3.63m)

Double aspect with double glazed windows to front and side elevations, built-in storage cupboards and wardrobes, cupboard housing hot water tank, radiator.

Bedroom Two 12' 2" maximum x 10' 10" (3.71m x 3.30m)

Double aspect with double glazed windows to front and side elevations, radiator, built-in wardrobe and storage cupboards, access to eave storage.

Shower Room 6' 10" x 6' 4" (2.08m x 1.93m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, shower cubicle with main shower, ladder style radiator.

Outside

To the front of the property there is a block paved driveway providing ample off road parking which continues to the side of the house and leads to a large garage (with remote controlled door). The front garden is laid to pebbles with shrubs whilst the rear garden is enclosed by panelled fencing, primarily laid to lawn with flower borders, patio areas and seating area with a pergola, courtesy door to garage, storage shed.

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		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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.



DRAFT DETAILS

£485,000
 York Crescent, Lee-On-The-Solent, PO13 9AX

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

Fenwicks
 THE INDEPENDENT ESTATE AGENT