

This superbly presented and extended detached family home is located in a cul de sac and within close proximity to park, local schools and seafront. The property enjoys a modern interior with three double bedrooms and additional nursery/study. There is a pleasant enclosed garden and ample off road parking.

The Accommodation Comprises

Composite front door to:

Entrance Hall

Stairs to first floor, vertical radiator, door to garage.

Cloakroom

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, small heated towel rail, extractor fan.

Kitchen 14' 1" x 7' 6" (4.29m x 2.28m)

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, integrated dishwasher, space for fridge/freezer, range style oven with gas hob and extractor hood over, glass splashback, one and a half bowl stainless steel sink and drainer unit with mixer tap, roll top worksurface, downlights, radiator, opening to:

Dining Room 13' 10" x 7' 3" (4.21m x 2.21m)

UPVC double glazed window to rear elevation, UPVC double glazed double doors to rear garden, vertical radiator.

Lounge 17' 0" x 14' 4" (5.18m x 4.37m) maximum measurements

Two full length UPVC double glazed windows to side elevation, further UPVC double glazed window to front elevation, coved ceiling, feature gas burner, radiator, under stairs storage cupboard housing consumer unit.

Landing

UPVC double glazed window to front elevation, access to loft, airing cupboard.

Bedroom One 11' 3" x 11' 1" max (3.43m x 3.38m)

UPVC double glazed window to side elevation, radiator, walk in wardrobe area, door to:

En Suite

Frosted UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity unit, double shower cubicle with electric shower, heated towel rail.

Bedroom Two 14' 3" x 7' 11" (4.34m x 2.41m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 13' 1" x 8' 3" (3.98m x 2.51m)

UPVC double glazed window to rear elevation, radiator.

Study 8' 3" x 4' 10" (2.51m x 1.47m) maximum measurements

UPVC double glazed window to side elevation, radiator.

Bathroom

Frosted UPVC double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, p-shaped bath with mixer tap and hand held shower attachment, further rainfall shower with hand held shower attachment, heated towel rail, downlights, extractor fan.

Outside

To the rear is a corner plot garden enclosed by wooden fencing, mainly laid to lawn with patio area, well established foliage and shrubbery to borders, access to the front via a gate, shed. The side of the property is a patio area with shrubs and foliage in slate which leads to the garage. The front of the property benefits from a large brick paved driveway providing off road parking for several cars, garage and gate to the rear garden.

Garage 18' 2" x 8' 3" (5.53m x 2.51m)

Electric up and over door, plumbing and space for washing machine and tumble dryer, boiler to wall, courtesy door to rear garden.

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>

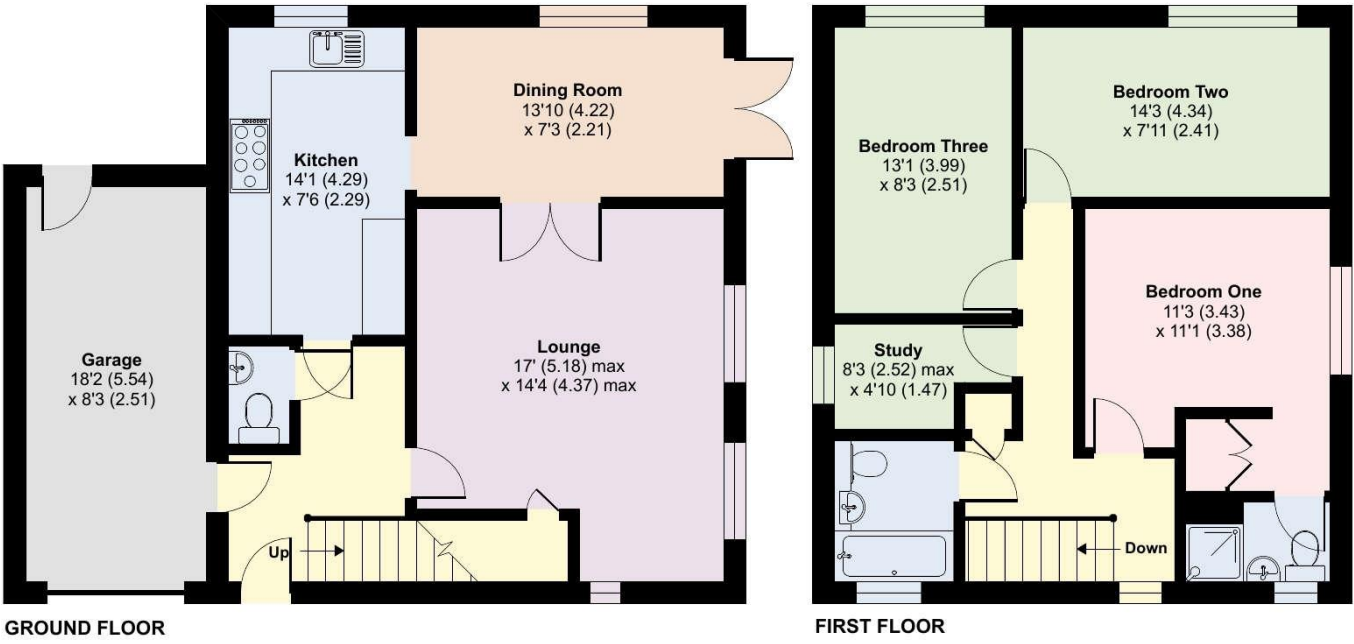


Avon Close, Lee-on-the-Solent, PO13

Approximate Area = 1164 sq ft / 108.1 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1333 sq ft / 123.8 sq m
For identification only - Not to scale



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



Tenure: Freehold

Council Tax Band: D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1291226

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

£499,995
Avon Close, Lee-On-The-Solent, PO13 8JQ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT