

Situated in a popular location within Lee on the Solent is this stylish, one bedroom modern home. Benefiting from open plan kitchen & living area, generous size double bedroom and bathroom. There is a pleasant enclosed garden, allocated parking and walking distance to the seafront. This property is being offered as a 55% share.

The Accommodation Comprises
Composite front door to:

Entrance Hall
Radiator, door to:

Cloakroom
Extractor fan, close coupled WC, pedestal wash hand basin, tiled splash back, ladder style radiator.

Open Plan Kitchen/Lounge/Dining Room 18' 7" max x 16' 7" narrowing to 10' 1" (5.66m x 5.05m)

Kitchen
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface and matching up stands, single bowl stainless steel sink and drainer unit with mixer tap, gas hob with extractor hood, integral oven, space and plumbing for washing machine, space for fridge/freezer, cupboard housing boiler.

Lounge/Dining Room
UPVC double opening doors to rear garden, further window to side elevation, stairs to first floor, under stairs storage cupboard, radiator.

Landing
Access to loft space.

Bedroom One 18' 7" x 9' 5" (5.66m x 2.87m)
UPVC double glazed windows to front and rear and side elevations, two radiators.

Bathroom 6' 9" x 6' 6" (2.06m x 1.98m)
Obscured UPVC double glazed window to front elevation, panelled bath with mixer tap and mains shower over, pedestal wash hand basin, close coupled WC, ladder style radiator, extractor fan.

Outside
The rear garden is enclosed by panelled fencing mainly laid to artificial grass with patio area, storage shed, side pedestrian gate, outside light and water tap. To the front of the property is a patio to the front door and mature shrubs. The property also benefits from allocated parking.

Agents Note
This is a shared ownership purchase with 55% being offered for sale. Please note below charges provided to us by Abri Homes.

Lease: 120 years remaining
Rent, Service charge, Insurance charge & Management charge: £300 per month.

As per the terms of the lease, any prospective purchaser will need to be assessed by Abri Homes before agreeing the sale.

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		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B



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



DRAFT DETAILS

Shared Ownership £143,000
Victorious Close, Lee-On-The-Solent, PO13 9GL

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