

Set just one road back from the seafront is this superbly presented, detached four/five bedroom home which enjoys a contemporary, light and spacious interior. The property has the advantage of a modern kitchen and bathrooms along with a pleasant and enclosed rear garden. Offered for sale with NO FORWARD CHAIN.

The Accommodation Comprises

Composite front door to:

Entrance Hall

Obscured UPVC double glazed window to side elevation, electric heater, stairs to first floor.

Dining Room 12' 6" x 10' 10" (3.81m x 3.30m)

UPVC double glazed window to front elevation, fitted shutters, coved ceiling, laminate flooring, bi-folding doors to:

Lounge 18' 6" x 16' 3" (5.63m x 4.95m) maximum measurements

UPVC double glazed bi-folding doors to rear garden, continuation of laminate flooring, coved ceiling, downlights, log burner, radiator, electric heater.

Kitchen 21' 11" x 11' 0" (6.68m x 3.35m) maximum measurements

UPVC double glazed window to front elevation, fitted shutters, fitted with a range of base cupboards and matching eye level units, Quartz work tops, single bowl drainer and sink unit with a hot tap, integrated appliances to include; dishwasher, microwave, double eye level oven, gas hob with extractor hood over, space for fridge/freezer, spotlights, storage cupboard, vertical radiator.

Sun Room 14' 0" x 9' 2" (4.26m x 2.79m)

UPVC double glazed window and French doors to rear garden, tiled flooring, coved ceiling, radiator.

Cloakroom

Obscured window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, tiled flooring, radiator.

Utility Room

Space and plumbing for washing machine, space for tumble dryer, boiler and consumer unit to wall, door accessing side of the property.

Study/Bedroom Five 10' 0" x 8' 2" (3.05m x 2.49m)

Frosted UPVC double glazed window to side elevation, laminate flooring, spotlighting.

Landing

Access to loft space, airing cupboard housing hot water system, electric radiator, glass banister.

Bedroom One 16' 0" max x 10' 9" (4.87m x 3.27m)

Large UPVC double glazed window to front elevation, fitted shutters, radiator, fitted wardrobe, door to:

En Suite

Obscured UPVC double glazed window to front elevation, walk-in shower with electric shower over, floating wash hand basin, ladder style radiator.

Bedroom Two 15' 6" x 8' 11" (4.72m x 2.72m)

UPVC double glazed window to rear elevation, fitted shutters, radiator.

Bedroom Three 11' 7" x 8' 11" (3.53m x 2.72m)

UPVC double glazed window to rear elevation, fitted shutters, access to eaves storage, radiator.

Bedroom Four 13' 11" x 7' 11" (4.24m x 2.41m)

UPVC double glazed window to front elevation, fitted shutters, laminate flooring, radiator.

Bathroom

Obscured UPVC double glazed window to side elevation, stand alone roll top bath with mixer tap and additional shower head attachment, walk-in shower with rainfall shower head and further hand held attachment, close coupled WC, wash hand basin set in vanity unit, towel rail, extractor fan.

WC

Close coupled WC.

Outside

The rear garden is delightfully landscaped mainly laid to lawn with pebbled pathways, decking area with Pergola providing under cover BBQ & seating space, outside lighting and power socket, an array of lovely foliage and trees, shrubs to borders, garden shed, hidden area with further garden storage, rear gate accessing parking, side gate access to the front. The front of the property provides ample parking on the bricked driveway, garage with up and over door power and lighting, slate area with well established trees and shrubs.

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>



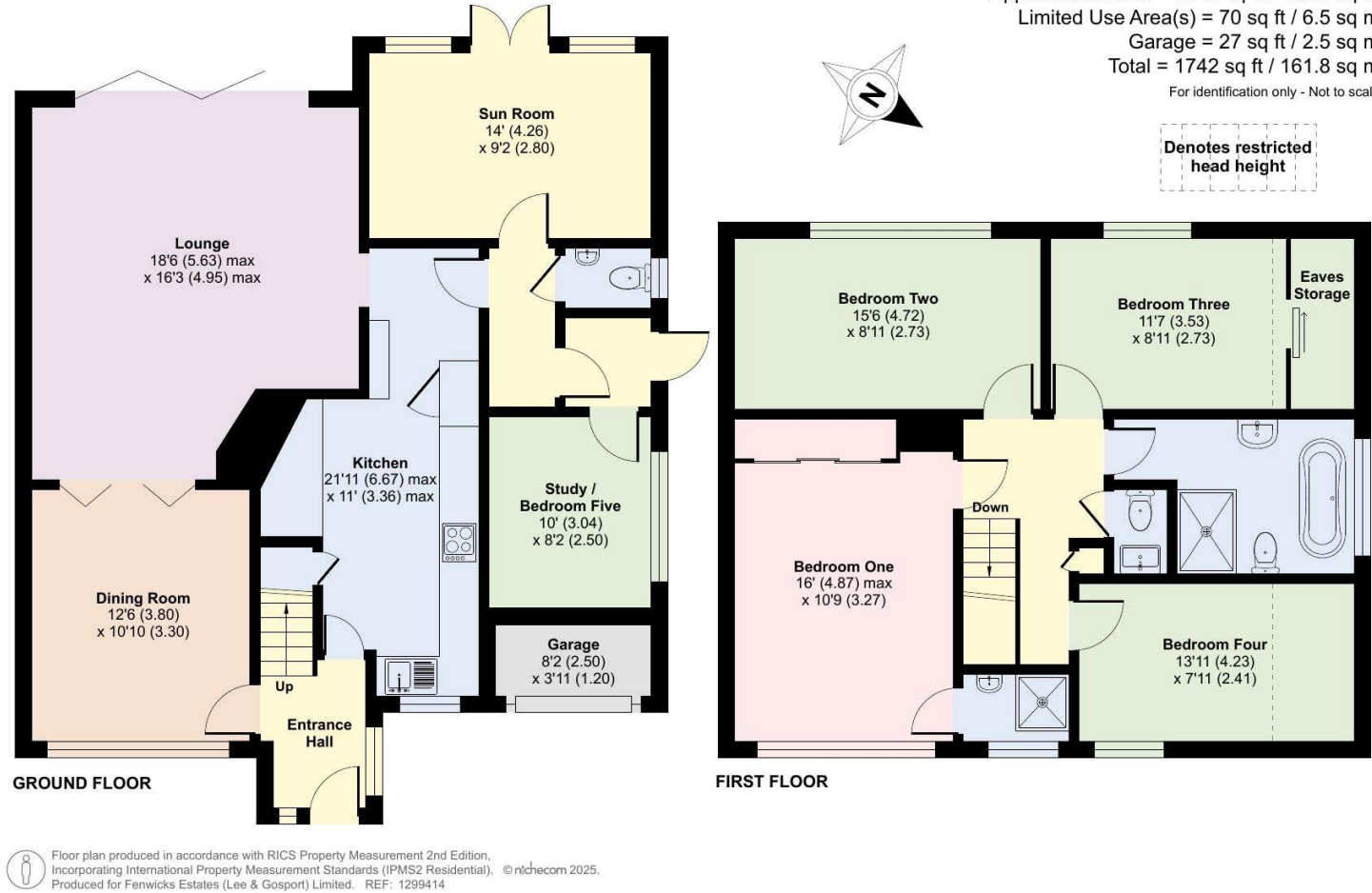
Montserrat Road, PO13

Approximate Area = 1645 sq ft / 152.8 sq m
Limited Use Area(s) = 70 sq ft / 6.5 sq m
Garage = 27 sq ft / 2.5 sq m
Total = 1742 sq ft / 161.8 sq m
For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: F



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DRAFT DETAILS

£720,000
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