

Situated in a highly sought-after and private cul-de-sac is this well presented, three bedroom semi detached house. The property is ideally located close to the High Street and seafront.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
Coved ceiling, stairs to first floor, under stairs storage cupboard, radiator.

**Cloakroom**  
Close coupled WC, wash hand basin, UPVC double glazed window to front elevation.

**Kitchen** 9' 2" x 8' 9" (2.79m x 2.66m)  
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, work surface over, sink with mixer tap, recess and plumbing for slimline dishwasher and washing machine, integrated electric oven and gas hob, space for fridge/ freezer, wall mounted boiler, inset spotlighting.

**Dining Room** 9' 9" x 8' 9" (2.97m x 2.66m)  
Coved ceiling, radiator, double opening doors to:

**Lounge** 15' 2" x 12' 11" (4.62m x 3.93m) maximum measurements  
UPVC double glazed window to rear elevation, coved ceiling, feature fireplace with gas fire inset and decorative surround, UPVC double glazed double opening doors to:

**Conservatory** 8' 3" x 8' 3" (2.51m x 2.51m) maximum measurements  
Polycarbonate roof and UPVC double glazed windows and door to rear garden, tiled flooring.

**First Floor Landing**  
UPVC double glazed window to side elevation, coved ceiling, storage cupboard.

**Bedroom One** 13' 4" x 9' 9" (4.06m x 2.97m) plus door recess and wardrobes  
UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**En-Suite** 6' 1" x 5' 6" (1.85m x 1.68m)  
UPVC double glazed obscured window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

**Bedroom Two** 10' 4" x 8' 10" (3.15m x 2.69m)  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three** 11' 4" x 6' 0" (3.45m x 1.83m)  
UPVC double glazed window to rear elevation, radiator.

**Family Bathroom** 6' 2" x 5' 7" (1.88m x 1.70m)  
Close coupled WC, pedestal wash hand basin bath with shower over.

**Outside**  
The rear garden is a delightful feature of the home, enclosed by wooden panel fencing and wall, primarily laid to lawn with patio area, flowers and shrubs to borders, mature tree and side pedestrian access. To the front of the property there is a further lawned garden and flowerbeds. In front of the property there is off-road parking and garage.

**General Information**  
Construction - Traditional  
Water Supply - Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>





Awaiting EPC

Tenure: Freehold

Council Tax Band: D



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\*DRAFT DETAILS\*

£459,995  
Seathrift Close, Lee-On-The-Solent, PO13 9LJ

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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