Situated close to the Seafront and High Street is this two bedroom house with refitted kitchen/dining room, large lounge and modern bathroom. The property benefits from an enclosed rear garden and allocated parking space.

#### **The Accommodation Comprises**

Composite front door to:

#### **Entrance Hall**

Stairs to first floor, door to:

#### **Lounge** 12' 10" x 12' 6" (3.91m x 3.81m)

UPVC triple glazed window to front elevation, radiator, built-in storage cupboard, door to:

#### **Kitchen** 16' 10" x 6' 9" (5.13m x 2.06m) plus recess

Flat ceiling with inset spotlighting, UPVC triple glazed window to rear elevation, composite door to rear garden, fitted with a modern range of base cupboards and eye level units, work surfaces, tiled surround, single drainer sink unit, space and plumbing for washing machine and dishwasher, integral electric oven, gas hob, space for fridge freezer, under stairs storage area with built in desk, space for table and chairs, radiator, cupboard housing electric meter.

#### **First Floor Landing**

Access to loft space, door to:

### **Bedroom One** 13' 10" x 10' 9" (4.21m x 3.27m) maximum measurements

UPVC triple glazed window to front elevation, radiator, over stairs storage cupboard with boiler.

**Bedroom Two** 10' 7" x 9' 2" (3.22m x 2.79m) maximum measurements UPVC triple glazed window to rear elevation, radiator.

## **Bathroom** 6' 0" x 5' 11" (1.83m x 1.80m)

Obscured UPVC triple glazed window to rear elevation, panelled "P" shaped bath with shower over and screen, wash hand basin set in vanity unit, WC with concealed cistern, radiator, tiling to walls and floor.

# Outside

The rear garden is enclosed by wooden panelled fencing, paved for ease of maintenance, rear pedestrian access via gate, storage shed. To the front of the property is a further garden, mainly laid to lawn with mature shrubs to borders. Further the property benefits from an allocated parking space.

# **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















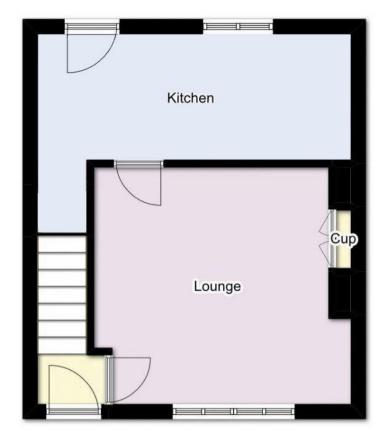




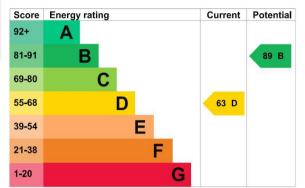




THE INDEPENDENT ESTATE AGENT







Tenure: Freehold

Council Tax Band: B

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