

Situated in a sought-after road and within close proximity to the seafront is this detached chalet style property benefiting from versatile living accommodation. Offered for sale with no forward chain.

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

**Entrance Porch**  
Obscured UPVC double glazed window to front elevation, shelving, coat hooks, UPVC double glazed door and side window to:

**Entrance Hall**  
Stairs to first floor, coved ceiling, radiator, cupboard housing electric meter and consume unit.

**Lounge 13' 11" x 11' 11" plus bay (4.24m x 3.63m)**  
Double aspect UPVC double glazed windows to front and side elevations, serving hatch to kitchen, radiator, coved ceiling, electric fireplace with marble hearth and decorative surround.

**Kitchen 13' 11" x 11' 6" (4.24m x 3.50m)**  
Double aspect UPVC double glazed windows to side and rear elevations, double glazed door to conservatory, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double electric oven and gas hob with extractor hood over, integrated fridge, recess and plumbing for washing machine, radiator.

**Dining Room 12' 4" x 11' 6" (3.76m x 3.50m)**  
Double glazed window and patio sliding door to garden, radiator.

**Conservatory 13' 3" x 8' 9" (4.04m x 2.66m)**  
Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden.

**Bedroom One 11' 6" x 11' 2" plus bay (3.50m x 3.40m)**  
UPVC double glazed window to front elevation, range of built-in wardrobes and bedside cabinets.

**Bathroom 6' 2" x 5' 5" (1.88m x 1.65m)**  
Obscured UPVC double glazed window to rear elevation, close coupled W.C, pedestal wash hand basin, bath with disability access and mixer tap, electric shower over, radiator.

**Landing**

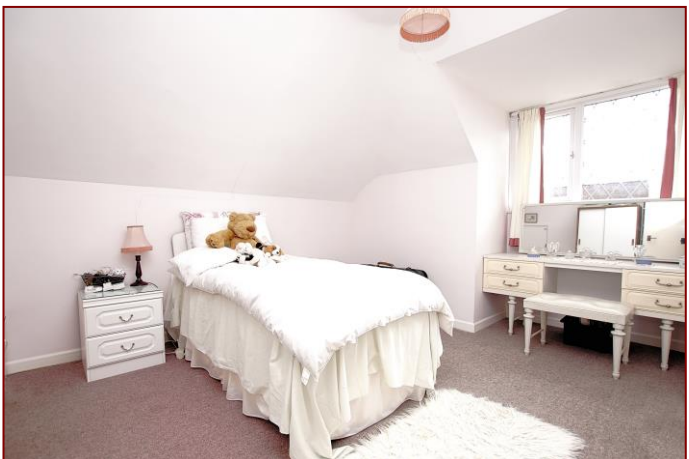
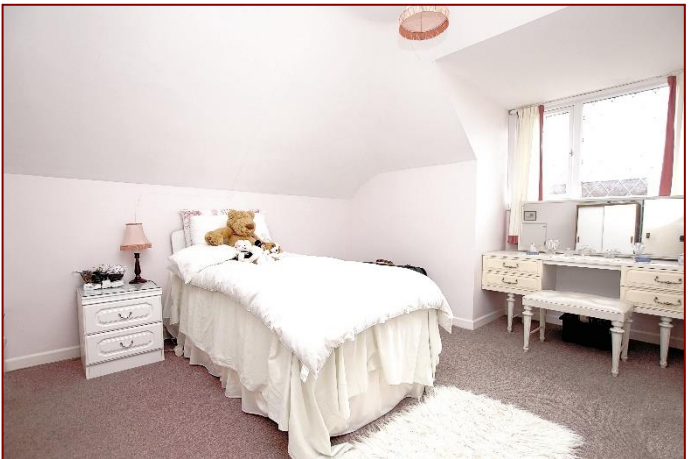
**Bedroom Two 11' 10" plus bay x 10' 4" (3.60m x 3.15m)**  
Access to loft space, UPVC double glazed window to front elevation, access to eaves storage, radiator.

**Bedroom Three 11' 10" plus bay x 8' 8" (3.60m x 2.64m)**  
UPVC double glazed window to front elevation, radiator.

**W.C**  
Obscured UPVC double glazed window to rear elevation, close coupled W.C wall mounted wash hand basin.

**Outside**  
To the front of the property there is a block paved driveway providing off-road parking which extends to the side of the property and provides access to the garage, the front garden is laid to lawn enclosed by low brick wall, mature shrubs. The rear garden is enclosed by wood panelled fencing primarily laid to lawn with patio areas, fine array of shrubs and bushes and trees, courtesy door to garage, site pedestrian access, timber shed.

**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             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold

Council Tax Band: E



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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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\*DRAFT DETAILS\*

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