

A superb opportunity to purchase this three bedroom character home which enjoys views over the Solent & Isle of Wight. The property benefits from an open plan kitchen/dining room, conservatory and attractive rear garden. Offered for sale with no forward chain.

The Accommodation Comprises

UPVC double glazed windows to front elevation and sliding door to:

Entrance Porch

Quarry tiled flooring, UPVC double glazed door and side window to:

Entrance Hall

Picture rails, stairs to first floor, radiator, under stairs storage, thermostat control to wall.

Cloakroom

Obscured UPVC double glazed window to side elevation, close coupled W.C, wash hand basin, radiator.

Lounge 13' 10" plus bay x 11' 10" (4.21m x 3.60m)

UPVC double glazed bay window to front elevation, picture rail, radiator, gas fireplace.

Open Plan Kitchen/Dining Room 18' 7" x 11' 10" (5.66m x 3.60m) maximum measurements

Coved ceiling, UPVC double glazed windows to side and rear elevations, laminate flooring, feature fireplace with tiled hearth, radiator, fitted with a range of base cupboards and matching eye level units and display units, roll top worksurface, integrated double electric oven, gas hob with extractor hood over, one and a half bowl single drainer stainless steel sink unit with mixer tap. Free-standing appliances: wash machine, dishwasher, fridge/freezer (all available by separate negotiation), UPVC double glazed double opening doors to:

Conservatory 10' 1" x 9' 7" (3.07m x 2.92m)

Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden.

Landing

Access to loft space, UPVC double glazed window to side elevation.

Bedroom One 13' 11" plus bay x 9' 8" plus wardrobes (4.24m x 2.94m)

UPVC double glazed window to front elevation enjoying views across the Solent and Isle of Wight, built-in wardrobes and further built-in storage cupboards.

Bedroom Two 11' 11" x 10' 9" max (3.63m x 3.27m)

UPVC double glazed window to rear elevation, picture rail, radiator, cupboard housing hot water tank.

Bedroom Three 7' 10" x 7' 6" (2.39m x 2.28m)

UPVC double glazed windows to front and side elevations enjoying views across the Solent and Isle of Wight, radiator.

Bathroom 8' 7" x 7' 4" (2.61m x 2.23m) maximum measurements

Obscured UPVC double glazed window to rear elevation, inset spotlighting, close coupled W.C, wash hand basin set in vanity unit, shower cubicle with electric shower, bath with mixer tap and shower attachment, ladder style radiator.

Outside

The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, outside tap and lighting, two patio areas and path leading to rear of the garden, laid to lawn with flowers and shrubs, bushes to borders, garage with vehicular access along the side of the house, further off-road parking to the front of the property.

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/>

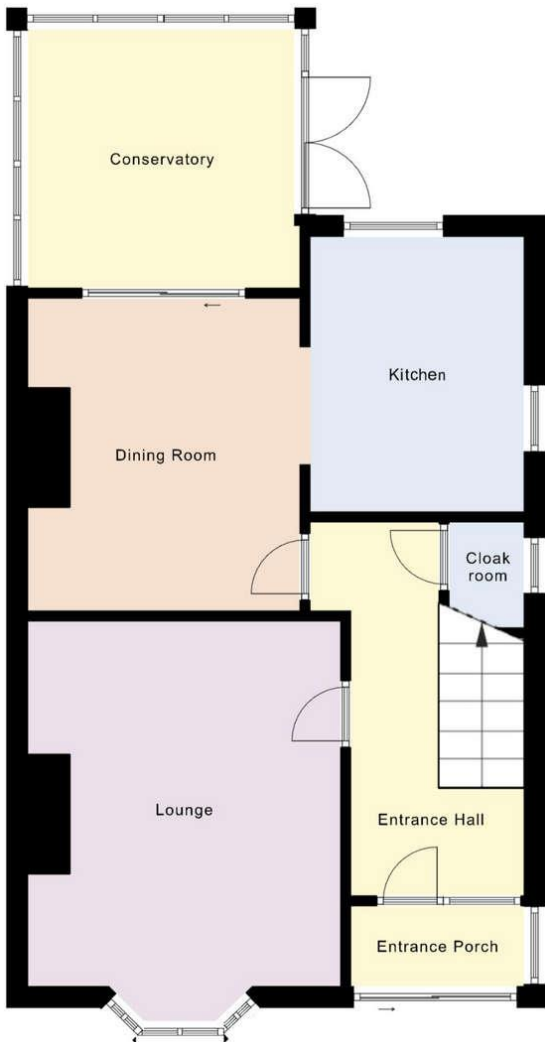
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

£439,995
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