

Situated in a highly sought-after and private cul-de-sac is this well presented, three bedroom semi detached house. The property provides versatile living accommodation with ground floor bedroom and wet room. Seathrift Close is ideally located close to the High Street and seafront.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
UPVC double glazed windows, UPVC double glazed door obscured glazed window to:

Entrance Hall
Coved ceiling, stairs to first floor, consume unit to wall, laminate flooring, under stairs storage cupboard.

Utility Cupboard
Wash hand basin, ladder style radiator, space for tumble dryer.

Open Plan Kitchen/Lounge/Diner 27' 4" x 15' 2" (8.32m x 4.62m) L shaped room, maximum measurements

Kitchen
UPVC double glazed bay bow window to front elevation, inset spotlighting, fitted with a range of base and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, cupboard housing boiler, integrated electric oven, gas hob with extractor hood over, integrated fridge/freezer, space table and chairs, radiator, opening to:

Lounge
Coved ceiling, UPVC double glazed window to rear elevation, radiator, double opening glazed doors to sun room, continuation of laminate flooring.

Sun Room 22' 5" x 8' 0" (6.83m x 2.44m)
UPVC double glazed windows and double opening doors to rear garden, tiled flooring, radiator.

Utility Room 8' 6" x 7' 7" (2.59m x 2.31m)
Space and plumbing for washing machine, range of base cupboards and matching eye level units, stainless sink unit with mixer tap, UPVC double glazed window and door to side of property, tile flooring.

Bedroom Three/Study 14' 7" x 7' 5" (4.44m x 2.26m)
UPVC double glazed window to side elevation and UPVC double glazed bow window to front elevation, access to loft space, door to:

Wet Room 7' 4" x 7' 1" (2.23m x 2.16m)
Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, shower cubicle with mains shower, inset spotlighting, extractor fan, ladder style radiator.

Landing
Obscured UPVC double glazed window to side elevation, access to loft space.

Bedroom One 11' 2" plus recess x 9' 9" max (3.40m x 2.97m)
UPVC double glazed window to front elevation, radiator, fitted wardrobes with sliding doors, door to:

En Suite 6' 0" x 5' 6" (1.83m x 1.68m)
Obscured UPVC double glazed window to front elevation, close coupled W.C, wash hand basin set in vanity unit, corner shower cubicle with mains shower, extractor fan.

Bedroom Two 13' 0" x 10' 3" narrowing to 9' 4" (3.96m x 3.12m)
Two UPVC double glazed windows to rear elevation, two radiators, built-in wardrobes with sliding doors.

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)
Close coupled W.C, wash hand basin set in vanity unit, ladder style radiator, panelled bath with mixer tap, extractor fan.

Outside
The delightful and low maintenance rear garden is laid to paving and artificial grass, shrubs and trees to borders, raised decking area, storage shed, side pedestrian access via gate. To the front of the property is off road parking.

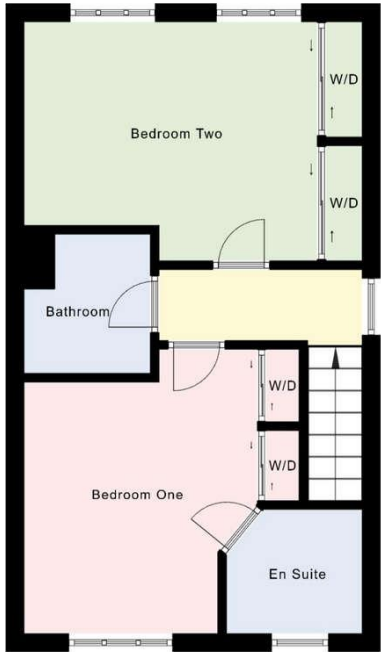
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

£439,995
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