Situated in a highly sought after road and within close proximity to the seafront and High Street is this delightful four bedroom detached property. The house enjoys light and spacious living accommodation which includes an open plan kitchen/dining room, large bathroom and en suite to the main bedroom.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Porch

UPVC double glazed obscured windows, laminate flooring, glazed door

Lounge 19' 8" x 15' 11" (5.99m x 4.85m)

Coved ceiling, UPVC double glazed picture window to front elevation enjoying an outlook over the front garden, two radiators, electric fireplace with stone surround and hearth.

Kitchen/Dining Room 29' 9" x 9' 9" (9.06m x 2.97m)

UPVC double glazed windows and double opening doors to rear garden, tiled flooring, radiator, fitted with a range of base cupboard and matching eye level units, one of half bowl single drainer stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, cupboard housing boiler.

Inner Hall

Tiled flooring, utility cupboard with space and plumbing for washing machine, space for tumble dryer above.

Cloakroom

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

Study/Utility Room 16' 7" x 9' 5" (5.05m x 2.87m)

Inset spotlighting, double aspect with UPVC double glazed windows to front and side elevations, tiled flooring, access to cupboard housing meters, water softener.

Landing

Access to loft space, UPVC double glazed window to front elevation, radiator, airing cupboard.

Bedroom One 13' 9" x 13' 4" (4.19m x 4.06m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobes and drawer units, door to:

En Suite

Close coupled macerator WC, modern glass wash hand basin with mixer tap, corner shower cubicle with mains shower, inset spotlighting, tiled flooring with underfloor heating.

Bedroom Two 17' 0" x 8' 11" (5.18m x 2.72m)

UPVC double glazed window to rear elevation, radiator, range of builtin wardrobes and dressing table with matching bedside units, radiator.

Bedroom Three 12' 1" x 9' 0" (3.68m x 2.74m) maximum

UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom Four 8' 11" x 7' 7" (2.72m x 2.31m)

UPVC double glazed window to front elevation, radiator.

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, corner shower cubicle with mains shower, tiled flooring with underfloor heating, ladder style radiator.

Outside

Side storage area, patio with Pergola, gravelled path in amongst mature shrubs and trees and fruit trees, lawned area, summerhouse with power connected, greenhouse, rills to water feature, side pedestrian access, water tap.

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-termflood-risk













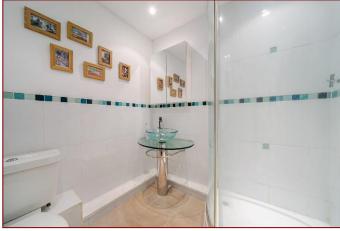














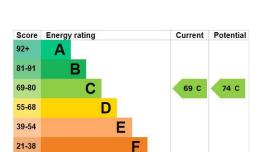


THE INDEPENDENT ESTATE AGENT

Britten Road, Lee-on-the-Solent, PO13

Approximate Area = 1608 sq ft / 149.3 sq m Limited Use Area(s) = 14 sq ft / 1.3 sq m ation only - Not to scale

Total = 1622 sq ft / 150.6 sq m



Tenure: Freehold

Council Tax Band: E



proparting International Property Measurement 2nd Edition, proparting International Property Measurement Standards (IPMS2 Residential), duced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1380436

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