



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**34**  
**Montserrat Road**  
**Lee-On-The-Solent**  
**PO13 9LT**



**01329665700**

**Stubbington**

34 Montserrat Road

Lee-On-The-Solent PO13 9LT

£479,950  
Freehold



SHORT STROLL TO THE BEACH! A rare opportunity to acquire a unique three bedroom detached property originally constructed around 1898 but fully updated and modernised in recent years and with the benefit of being set just one road back from the seafront. The property comes with low maintenance courtyard style garden and detached garage with double width driveway to the rear along with a carport, other features include two reception rooms and downstairs cloakroom along with re-fitted kitchen and family shower room and both a separate first floor W.C and downstairs cloakroom. The current owners have maintained the property to a high specification with solid wood flooring, double glazing and updated central heating system and the property is offered in very good order through out. If you are looking for a low maintenance home a short stroll to the seafront as well as Lee On Solent High Street you really should consider an early viewing.

Vendor suited!

**Front Door**  
Into:  
**Entrance Hallway**  
Skimmed ceiling, access to under stairs storage cupboard, wooden flooring. Doors to:

**Sitting Room**  
14'4" into bay nar 11'6" x 12'2"  
Skimmed ceiling, walk in bay window to front elevation, picture rail, feature fire surround with fitted fire, wooden flooring, radiator.

**Dining Room**  
12'9" x 12'0" max  
Skimmed ceiling, window to rear elevation, picture rail, wooden flooring, radiator.

**Kitchen**  
11'5" x 8'0"  
Skimmed ceiling, window to rear elevation, door to courtyard, re-fitted range of modern wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, integrated dishwasher, pluming for washing machine and space for range style cooker with canopy hood over, space for fridge/freezer, wooden flooring, radiator.

**Downstairs Cloakroom**  
Skimmed ceiling, window to side elevation, suite comprising W.C with concealed cistern, wash hand basin with vanity storage, tiled flooring, heated towel rail.

**First Floor Landing**  
Skimmed ceiling, access to roof void via pull down loft ladder, window to side elevation. Doors to:

**Bedroom 1**  
14'4" into bay nar 11'6" min x 10'1" min  
Skimmed ceiling, walk in bay window to front elevation, picture rail, fitted 'Edwin Bedroom Furniture' wardrobes to one wall, one concealing combination boiler, wooden flooring, radiator.

**Bedroom 2**  
11'5" x 8'0"  
Skimmed ceiling, window to rear elevation, laminate flooring, radiator.

**Bedroom 3**  
9'3" x 7'10" max  
Skimmed ceiling, window to rear elevation, fitted wardrobes with fitted vanity table, radiator.

**Shower Room**  
6'9" x 5'9"  
Skimmed ceiling, extractor fan, window to side elevation, re-fitted suite comprising shower cubicle, twin his and her wash hand basins with vanity storage, floor to ceiling tiling, heated towel rail.

**Separate Cloakroom**  
Skimmed ceiling, window to side elevation, W.C.

**Outside**  
**Front Garden**  
A small courtyard style frontage with brick walling. Side pedestrian access leading to:

**Rear Garden**  
A courtyard style garden laid to low maintenance paving with flower borders, outside tap and power point, access to carport and pedestrian door into garage.

**Garage**  
16'2" x 8'3"  
Electric roller door, power and light, window and door to side elevation.

**Rear Driveway**  
Offering off road parking for two cars.

**Property Information**  
Construction: Traditional brick construction under a tiled roof with modern cement cladding.  
Council: Gosport  
Council Tax: E  
Broadband: According to Ofcom Ultrafast broadband is available, however you must make your own enquiries.  
Mobile Coverage: According to Ofcom EE,O2,Three and Vodafone offer Likely or Limited service, however you must make your own enquiries.  
Parking: Driveway parking to the rear and garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

