**Tucked away in a private and secure gated complex is this four/five bedroom detached home. Offering versatile living, this property also benefits from en-suite to main bedroom, utility room, allocated parking bay and car port allowing space for multiple other vehicles. The property is also conveniently positioned to enjoy the Lee on The Solent & Hill Head beaches alongside Stubbington Village.**

**The Accommodation Comprises**

**Entrance Hall**
Radiator, access to two storage cupboards, stairs to first floor, hardwood flooring.

**Cloakroom** 6' 5'' x 3' 0'' (1.95m x 0.91m)
Obscured UPVC double glazed window to side elevation, tiled flooring, heated ladder style towel rail, inset spotlights, close coupled WC, floating wash hand basin set in vanity unit.

**Lounge** 17' 9'' x 10' 7'' (5.41m x 3.22m)
UPVC French doors to rear elevation allowing access to garden, radiator, stone effect fire surround with fire, hardwood flooring.

**Study/Bedroom Five** 11' 6'' (max. meas) x 8' 8'' (3.50m x 2.64m)
UPVC double glazed window to side elevations, radiator.

**Kitchen/Dining Room** 22' 4'' x 9' 11'' (max. meas) (6.80m x 3.02m)
UPVC double glazed window to side elevation, UPVC double glazed French doors to rear allowing access to garden, laminate flooring, integrated double oven with gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, inset spotlights, radiators, range of base cupboards and matching eye level units, one & half stainless steel sink and drainer with mixer tap.

**Utility Room** 9' 11'' x 5' 0'' (3.02m x 1.52m)
UPVC double glazed door to side elevation providing access to garden or front of property, range of base cupboards and matching eye level units, stainless steel sink with drainer, plumbing for washing machine, space for tumble dryer, tiled flooring.

**First Floor Landing**
Access to loft, access to storage cupboard, Radiator.

**Bedroom One** 11' 7'' (max. meas) x 10' 7'' (3.53m x 3.22m)
UPVC double glazed window to front and side elevations, radiator, fitted wardrobes.

**En Suite** 7' 0'' (max. meas) x 5' 8'' (2.13m x 1.73m)
Obscured UPVC double glazed window to side elevation, inset spotlights, close coupled WC, wash hand basin set in vanity unit, tiled flooring, walk in shower with mains connection and rainfall shower head, heated towel rail.

**Bedroom Two** 10' 8'' x 10' 6'' (3.25m x 3.20m)
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three** 10' 8'' x 8' 8'' (3.25m x 2.64m)
UPVC double glazed window to rear elevation, radiator.

**Bedroom Four** 10' 6'' x 8' 8'' (max. meas) (3.20m x 2.64m)
UPVC double glazed window to front elevation, radiator.

**Bathroom** 7' 0'' x 6' 1'' (2.13m x 1.85m)
Obscured UPVC double glazed window to side elevation, inset spotlights, tiled flooring, close coupled WC, wall mounted wash hand basin, panelled bath with mains shower connection, heated towel rail.

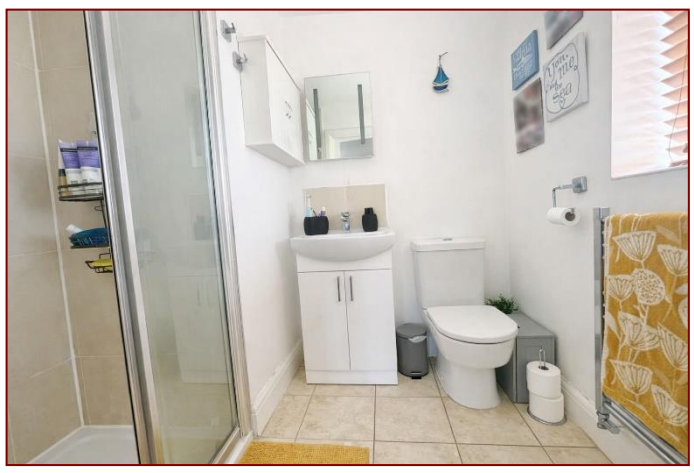
**Outside**
The property is situated in a small private gated complex, to the front of the property is a double oak framed carport with parking for 2 cars, an area to the back of car port has been partitioned off to allow for a large storage area also providing access to roof void. an extra parking bay is also allocated to the property to allow further parking. To the rear the garden is mainly laid to lawn with patio area, fenced boundaries, borders surrounding with mature shrubs and trees, side access with secure gate.

**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

**Agents Note**
Annual Maintenance Charge: £200 (Contribution towards communal gate and communal driveway)





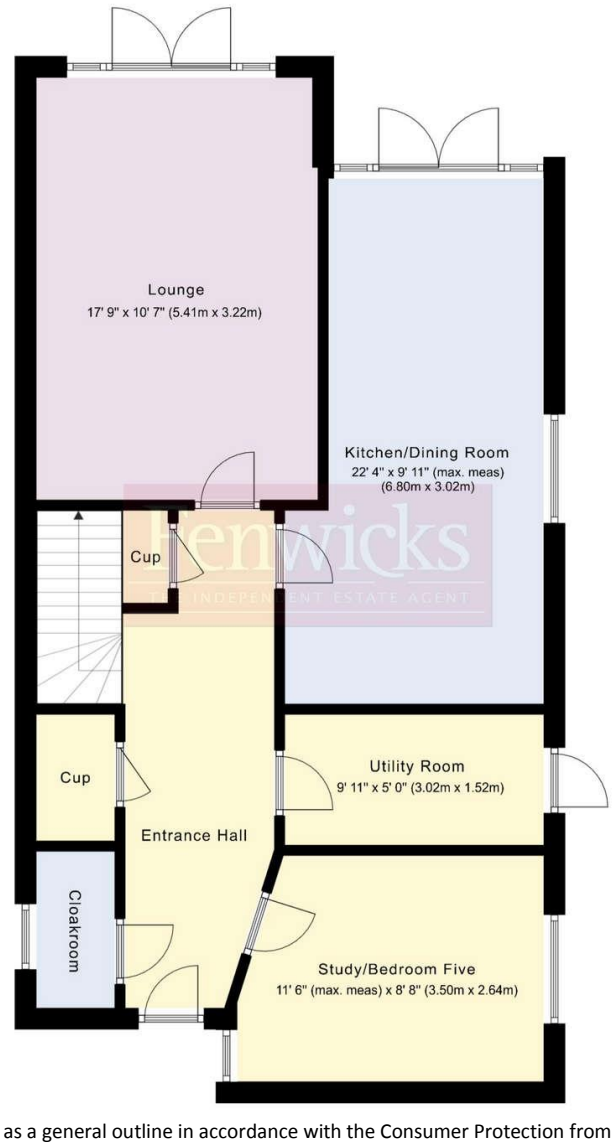



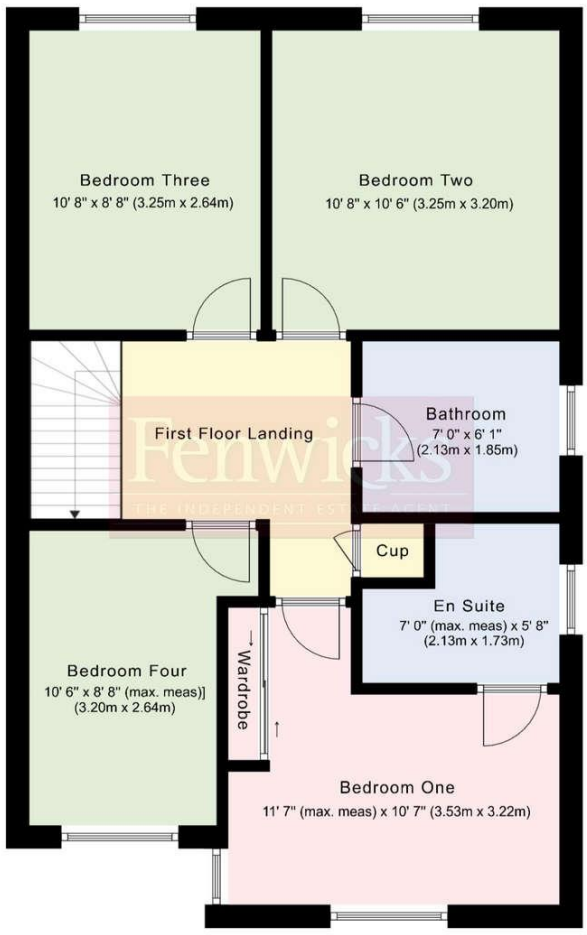






Fenwicks
THE INDEPENDENT ESTATE AGENT







Tenure: Freehold

Council Tax Band: F

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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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The Property Ombudsman



*DRAFT DETAILS*

£529,995

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