

A superbly presented and extended four bedroom property situated close to the seafront at Lee on the Solent, the property benefits from a landscaped rear garden, two en-suites and driveway providing off road parking.

**The Accommodation Comprises**

Composite glazed front door to:

**Entrance Hall**

Stairs to first floor, storage cupboard housing consumer unit, smoke alarm, radiator.

**Cloakroom**

Close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back, ladder style radiator.

**Lounge** 15' 11" x 14' 6" (4.85m x 4.42m) maximum measurements

UPVC double glazed window and double opening doors to rear garden, Amtico flooring, two radiators.

**Kitchen/Dining Room** 17' 4" x 8' 8" (5.28m x 2.64m)

UPVC double glazed window to front elevation with fitted shutters, fitted with a modern range of base cupboards and matching eye level units, worksurface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer, cupboard housing boiler, space for table and chairs, radiator.

**First Floor Landing**

UPVC double glazed window to side elevation, stairs to second floor, storage cupboard.

**Bedroom Two** 12' 4" x 11' 10" (3.76m x 3.60m) maximum measurements

UPVC double glazed window to front elevation with fitted shutters, radiator, door to:

**En Suite** 6' 8" x 3' 10" (2.03m x 1.17m)

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath, double shower cubicle with mains shower, ladder style radiator.

**Bedroom Three** 12' 10" x 8' 7" (3.91m x 2.61m)

UPVC double glazed window to rear elevation, radiator.

**Bedroom Four** 9' 0" x 7' 0" (2.74m x 2.13m)

UPVC double glazed window to rear elevation, radiator, storage cupboard.

**Bathroom** 8' 7" x 6' 10" (2.61m x 2.08m) maximum measurements

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower connection attachment, ladder style radiator.

**Second Floor Landing**

Window to rear elevation.

**Bedroom One** 14' 7" x 11' 6" (4.44m x 3.50m)

Inset spotlighting, UPVC double glazed double opening doors to Juliet balcony, radiator, door to:

**En Suite** 9' 3" x 7' 4" (2.82m x 2.23m)

Velux window, shower cubicle with mains shower, bath with mixer tab, wash hand basin set in vanity unit, close coupled WC, ladder style radiator.

**Dressing Room** 10' 11" x 7' 5" (3.32m x 2.26m)

Velux window, dressing table, fitted wardrobes, radiator.

**Outside**

To the side of the property there is parking for two/three vehicles and small garden in front of the house. The rear garden has been landscaped and enclosed by wooden panelled fencing with lighting, laid to paving and shingle for ease of maintenance, raised flowerbeds, large timber storage shed, space table and chairs, side pedestrian access, outside power points and lighting.

**Agent's Note**

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: Approx. TBC per annum

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric 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	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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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£419,995

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\*DRAFT DETAILS\*

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