

Situated in a highly sought-after and private cul-de-sac is this well presented, three bedroom semi detached house. The property is ideally located close to the High Street and seafront.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Coved ceiling, stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom

Close coupled WC, wash hand basin, UPVC double glazed window to front elevation.

Kitchen 9' 2" x 8' 9" (2.79m x 2.66m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, work surface over, sink with mixer tap, recess and plumbing for slimline dishwasher and washing machine, integrated electric oven and gas hob, space for fridge/ freezer, wall mounted boiler, inset spotlighting.

Dining Room 9' 9" x 8' 9" (2.97m x 2.66m)

Coved ceiling, radiator, double opening doors to:

Lounge 15' 2" x 12' 11" (4.62m x 3.93m) maximum measurements

UPVC double glazed window to rear elevation, coved ceiling, feature fireplace with gas fire inset and decorative surround, UPVC double glazed double opening doors to:

Conservatory 8' 3" x 8' 3" (2.51m x 2.51m) maximum measurements

Polycarbonate roof and UPVC double glazed windows and door to rear garden, tiled flooring.

First Floor Landing

UPVC double glazed window to side elevation, coved ceiling, storage cupboard.

Bedroom One 13' 4" x 9' 9" (4.06m x 2.97m) plus door recess and wardrobes

UPVC double glazed window to front elevation, built-in wardrobes, radiator.

En-Suite 6' 1" x 5' 6" (1.85m x 1.68m)

UPVC double glazed obscured window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

Bedroom Two 10' 4" x 8' 10" (3.15m x 2.69m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 11' 4" x 6' 0" (3.45m x 1.83m)

UPVC double glazed window to rear elevation, radiator.

Family Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

Close coupled WC, pedestal wash hand basin bath with shower over.

Outside

The rear garden is a delightful feature of the home, enclosed by wooden panel fencing and wall, primarily laid to lawn with patio area, flowers and shrubs to borders, mature tree and side pedestrian access. To the front of the property there is a further lawned garden and flowerbeds. In front of the property there is off-road parking and garage.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£380,000

Seathrift Close, Lee-On-The-Solent, PO13 9LJ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk