

Situated close to the Seafront and High Street is this two bedroom house with refitted kitchen/dining room, large lounge and modern bathroom. The property benefits from an enclosed rear garden and allocated parking space.

The Accommodation Comprises
Composite front door to:

Entrance Hall
Stairs to first floor, door to:

Lounge 12' 10" x 12' 6" (3.91m x 3.81m)
UPVC triple glazed window to front elevation, radiator, built-in storage cupboard, door to:

Kitchen 16' 10" x 6' 9" (5.13m x 2.06m) plus recess
Flat ceiling with inset spotlighting, UPVC triple glazed window to rear elevation, composite door to rear garden, fitted with a modern range of base cupboards and eye level units, work surfaces, tiled surround, single drainer sink unit, space and plumbing for washing machine and dishwasher, integral electric oven, gas hob, space for fridge freezer, under stairs storage area with built in desk, space for table and chairs, radiator, cupboard housing electric meter.

First Floor Landing
Access to loft space, door to:

Bedroom One 13' 10" x 10' 9" (4.21m x 3.27m) maximum measurements
UPVC triple glazed window to front elevation, radiator, over stairs storage cupboard with boiler.

Bedroom Two 10' 7" x 9' 2" (3.22m x 2.79m) maximum measurements
UPVC triple glazed window to rear elevation, radiator.

Bathroom 6' 0" x 5' 11" (1.83m x 1.80m)
Obscured UPVC triple glazed window to rear elevation, panelled "P" shaped bath with shower over and screen, wash hand basin set in vanity unit, WC with concealed cistern, radiator, tiling to walls and floor.

Outside
The rear garden is enclosed by wooden panelled fencing, paved for ease of maintenance, rear pedestrian access via gate, storage shed. To the front of the property is a further garden, mainly laid to lawn with mature shrubs to borders. Further the property benefits from an allocated parking space.

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>





Tenure: Freehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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DRAFT DETAILS

£260,000
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