

Located just one road back from the seafront at Lee on the Solent is this attractive four bedroom detached home that has been the subject of considerable renovations by the current owners who have extended and modernised this charming home. Enjoying an eclectic mix of modern and traditional design the property boasts impressive open plan living accommodation and is set within delightful gardens.

#### Entrance Porch

Solid front door and surrounding windows to:

#### Entrance Hallway

A light and welcoming area with the stairs to the first floor and views straight ahead into the impressive living accommodation with continuity to flooring, under stairs storage.

#### Kitchen

The opening plan kitchen dining area enjoys light from the rear and side elevation via the beautiful sash windows and bi-folding doors. Modern fitted base and eye level units, island unit incorporating breakfast bar, integrated double oven, hob and dishwasher.

#### Utility Room

Space and plumbing for washing machine and tumble dryer, butler sink, cupboard with meters.

#### Cloakroom

Pedestal wash hand basin and W.C.

#### Family & Dining Area

Bi-folding doors out the to the garden. Providing space for dining and lounging with the current owner designating a study area which perfectly overlooks the rear garden.

#### Lounge

Sash windows to the front elevation, feature wood burner. Access to this room is from the hallway and open to the dining/family area.

#### First Floor Landing

Access to the loft with pull down ladder. Cupboard housing boiler.

#### Bedroom One

Sash window to the front and side elevations, door providing access to:

#### En-Suite

Obscured sash window to the rear elevation, W.C, wash hand basin set in traditional vanity unit, shower with contemporary glass screen.

#### Bedroom Two

Sash windows to the front and side elevations.

#### Bedroom Three

Sash windows to rear elevation.

#### Bedroom Four

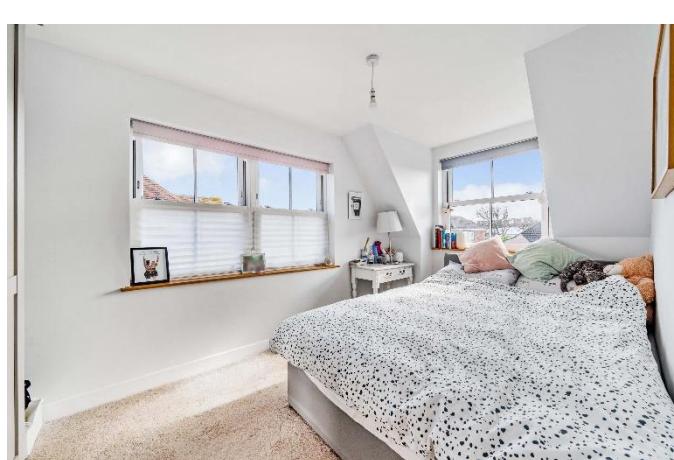
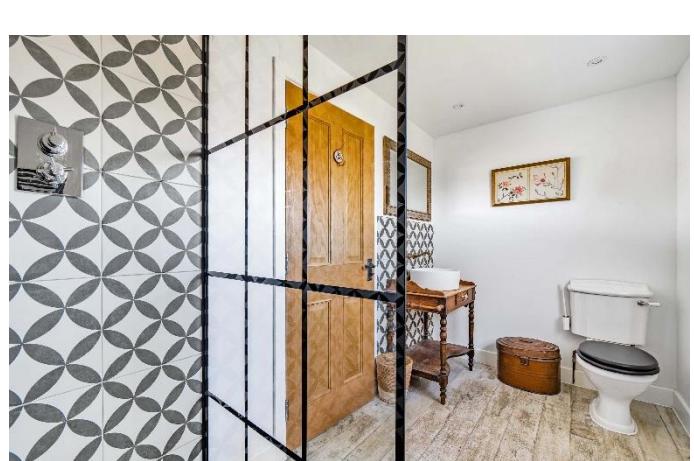
Sash window to front elevation.

#### Bathroom

Obscured sash window, W.C, pedestal wash hand basin, shower with modern glass screen, bath.

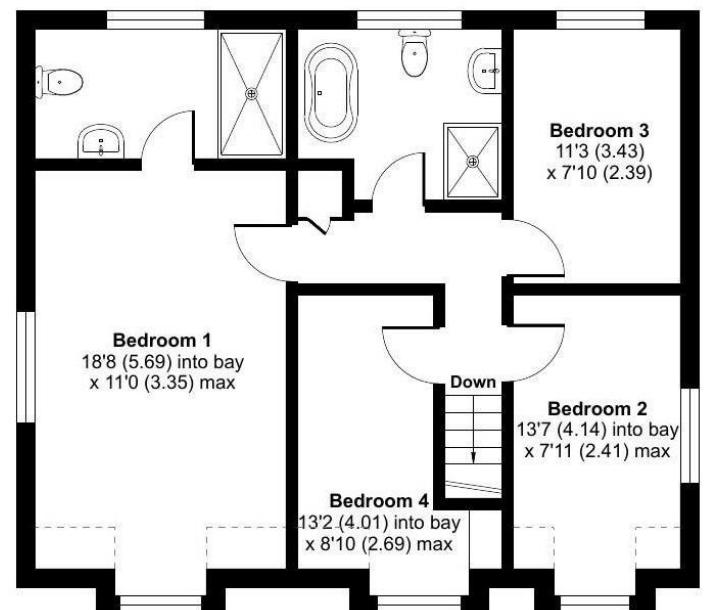
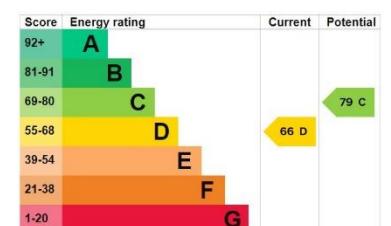
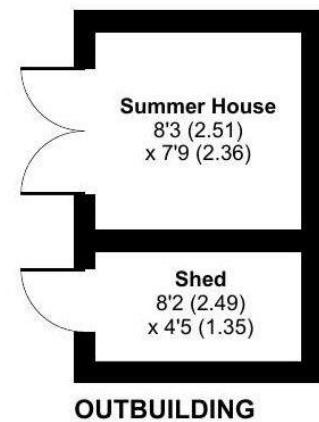
#### Outside

The property benefits from established gardens which are primarily laid to lawn with an abundance of flowers, shrubs and trees, patio area, storage shed. To the front is a driveway providing off road parking, further attractive gardens and double gates providing access to additional gravelled parking area ideal for boat or motorhome.



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.



£679,995

Chester Crescent, Lee-On-The-Solent, PO13 9BH

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT