

Perfectly positioned just moments from the seafront and High Street, this remarkable property combines spectacular living spaces with versatile accommodation, complemented by off-road parking, sea views and an enclosed courtyard style garden.

**The Accommodation Comprises**

Composite front door to:

**Entrance Hall**

Spacious entrance hall, stairs to first floor and to basement, radiator.

**Bedroom One** 14' 3" x 9' 1" (4.34m x 2.77m)

UPVC double glazed window to rear elevation, radiator.

**Dressing Room** 9' 1" x 5' 8" (2.77m x 1.73m)

Radiator

**Bedroom Two** 9' 6" x 9' 5" (2.89m x 2.87m)

UPVC double glazed window to front elevation, radiator.

**Bedroom Three** 9' 9" x 9' 5" (2.97m x 2.87m)

UPVC double glazed window to rear elevation, radiator.

**Bathroom/Utility Room** 11' 4" x 9' 8" (3.45m x 2.94m)

Obscured UPVC double glazed window to side elevation. The utility area has storage cupboard and shelving, radiator, tiled flooring, opening to bathroom with obscured UPVC double glazed window to side elevation, pedestal wash hand basin, panelled bath, mains shower over, additional rainfall shower head, ladder style radiator, inset spotlighting.

**Cloakroom** 5' 6" x 3' 3" (1.68m x 0.99m)

Obscured UPVC double glazed window, corner wash hand basin, close coupled WC, tiling to walls.

**First Floor**

**Kitchen** 11' 5" x 9' 7" (3.48m x 2.92m)

Vaulted ceiling, inset spotlighting, UPVC double glazed windows to front elevation with views of the Solent and Isle of Wight between the buildings, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, oven to remain, washing machine, fridge/freezer to remain, radiator.

**Main Living Area** 24' 3" x 23' 3" (7.39m x 7.08m)

Vaulted ceiling, stairs leading to mezzanine, UPVC double glazed windows to rear and side elevations, two radiators, laminate flooring, UPVC double glazed window and sliding patio door to roof terrace with views of the Solent and Isle of Wight between the front buildings.

**Balcony**

Glass sides, composite decking.

**Mezzanine** 14' 3" x 11' 11" (4.34m x 3.63m)

Currently being utilised as an office space, Velux windows, storage cupboards.

**Basement** 12' 8" x 10' 1" (3.86m x 3.07m)

Currently being utilised as a gym, inset spotlighting.

**Outside**

Courtyard style garden. To the front is a parking area undercover.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

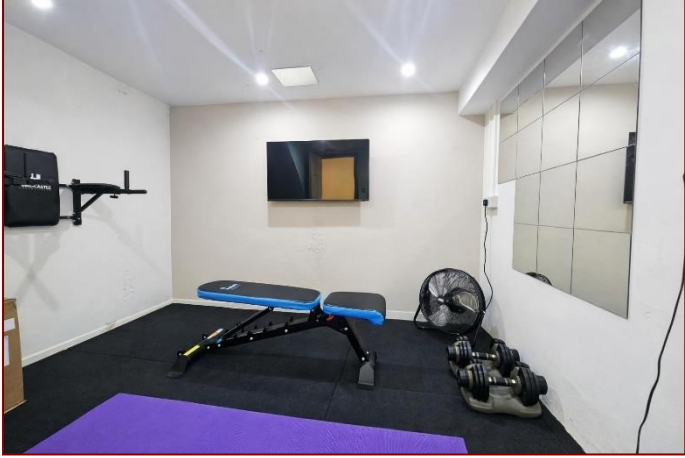
Gas Supply - Mains

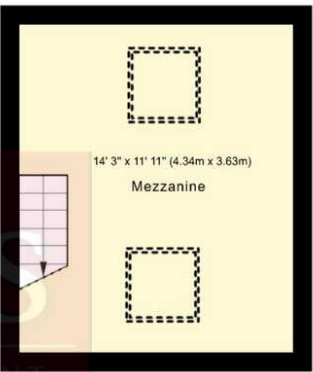
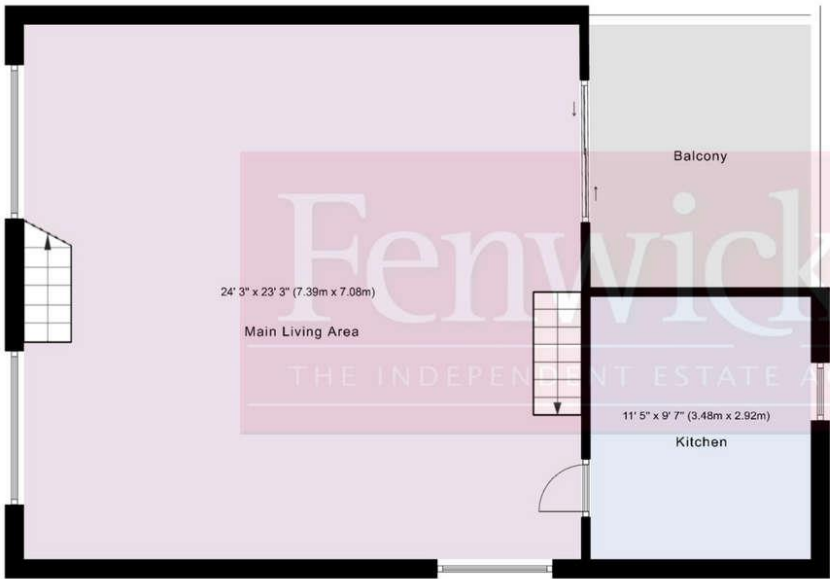
Sewerage - Mains

Mobile & Broadband coverage - Please check via:

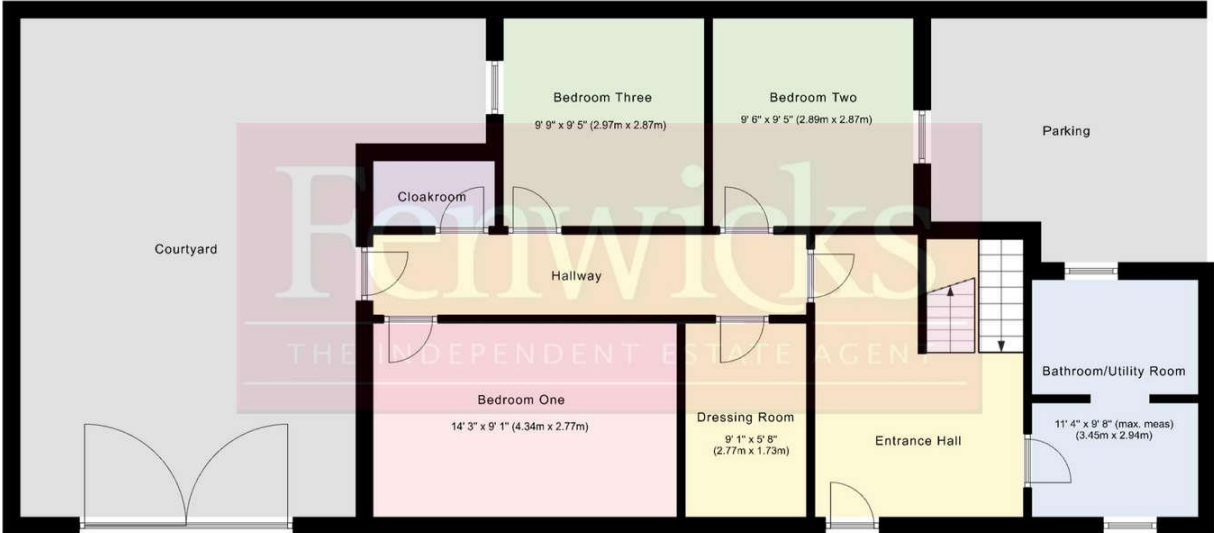
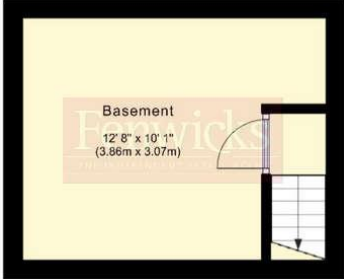
<https://checker.ofcom.org.uk/>

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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Tenure: Freehold

Council Tax Band: C

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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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\*DRAFT DETAILS\*

£400,000  
High Street, Lee-On-The-Solent, PO13 9BU

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