

A smart two double bedroom home situated close to the seafront at Lee on the Solent and offered for sale with no forward chain. The property boasts a kitchen/dining room and en-suite shower room to the master bedroom.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard.

Kitchen/Dining Room 17' 3" x 8' 7" (5.25m x 2.61m)

Double glazed windows to front elevation, fitted with a modern range of base cupboards and matching eye level units, sink unit, integrated appliances including electric oven, gas hob, fridge freezer, washing machine and dishwasher, cupboard housing boiler, space for table and chairs.

Lounge 16' 6" x 8' 9" (5.03m x 2.66m)

Double glazed window and double opening doors onto rear garden.

Cloakroom

Close coupled WC, wash hand basin.

First Floor Landing

Storage cupboard.

Bedroom One 16' 5" x 9' 8" (5.00m x 2.94m) maximum measurements

Two double glazed windows to rear elevation, door to:

En Suite

Obscured double glazed window to side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower.

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m)

Double glazed window to front elevation.

Bathroom

Obscured double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with shower over and glass shower screen.

Outside

The rear garden is enclosed by fencing, laid to artificial lawn with patio area, side pedestrian access.

Agents 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. £168 per annum

General Information

Construction - Traditional

Water Supply - Portsmouth Water

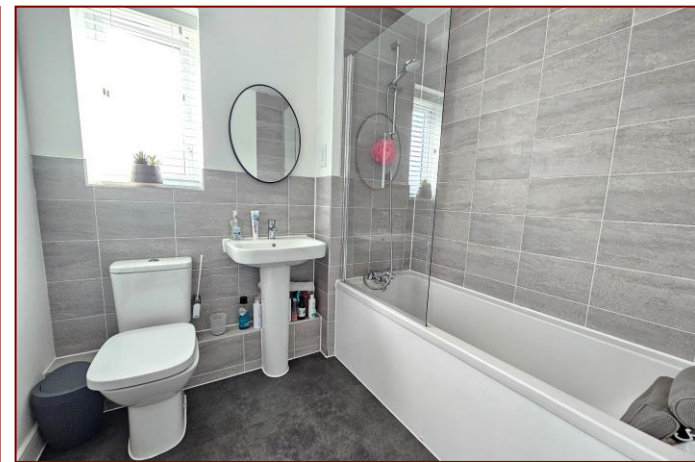
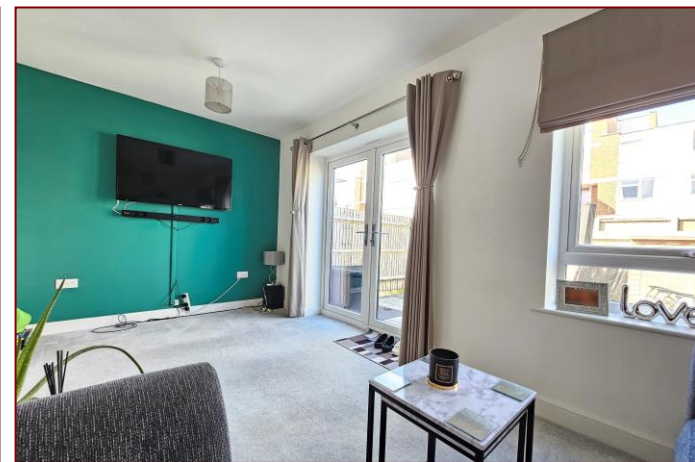
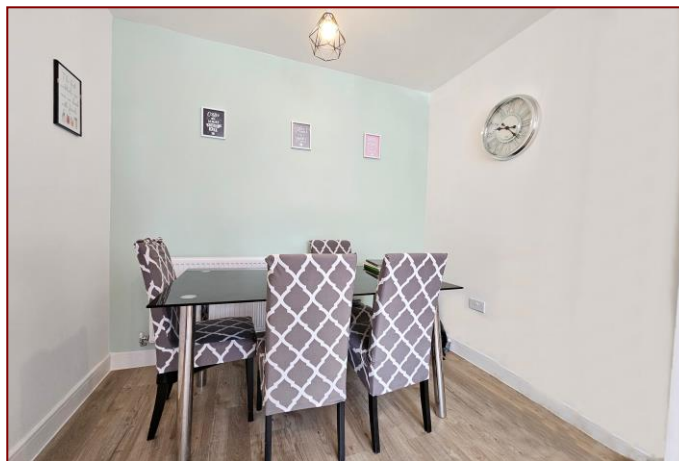
Electric Supply - Mains

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



£315,000

Ocean Road, Lee-On-The-Solent, PO13 9GQ

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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