

**\*A superb opportunity to purchase this stunning one bedroom home ideally located close to the seafront at Lee on the Solent. The property beautifully presented and benefits from an enclosed rear garden along and off road parking. No forward chain.\***

**The Accommodation Comprises**  
Composite glazed front door to:

**Entrance Hall**  
Radiator, consumer unit to wall.

**Open Plan Lounge/Dining Room 13' 6" x 10' 1" (4.11m x 3.07m) (max. meas)**  
UPVC double glazed windows to side and rear elevations, UPVC double glazed double opening doors to rear garden, under stairs storage cupboard, stairs to first floor, radiator.

**Open Plan Kitchen 10' 1" x 8' 0" (3.07m x 2.44m)**  
UPVC double glazed window to front elevation, fitted with a modern range of base cupboards and matching eye level units, roll top worksurface, integrated electric oven, gas hob with extractor fan over, single drainer stainless steel sink unit with mixer tap, cupboard housing boiler, recess and plumbing for washing machine and dishwasher, space for fridge/freezer, two radiators, stairs to first floor.

**Cloakroom 4' 10" x 3' 7" (1.47m x 1.09m)**  
Close coupled WC, pedestal wash hand basin, ladder style radiator, inset spotlighting.

**First Floor Landing**  
Access to loft space.

**Bedroom 16' 6" x 11' 4" (5.03m x 3.45m) (max. meas)**  
UPVC double glazed windows to front and side elevations, radiators.

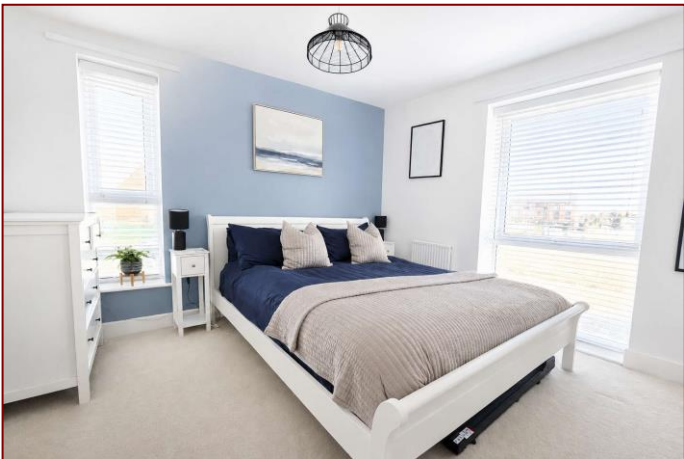
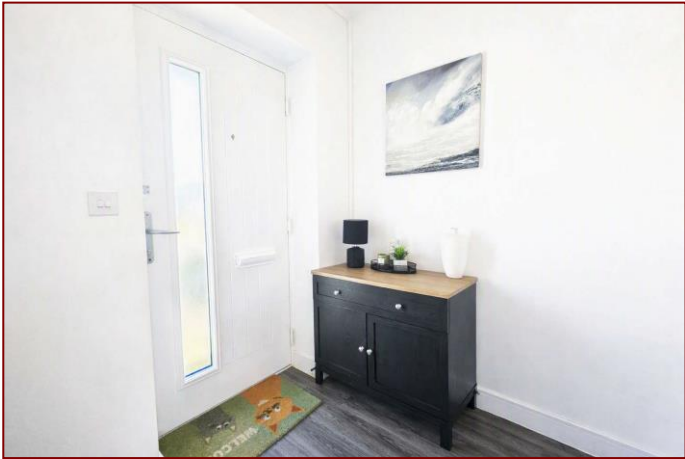
**Bathroom 9' 4" x 6' 10" (2.84m x 2.08m)**  
Skylight, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and main shower, ladder style radiator.

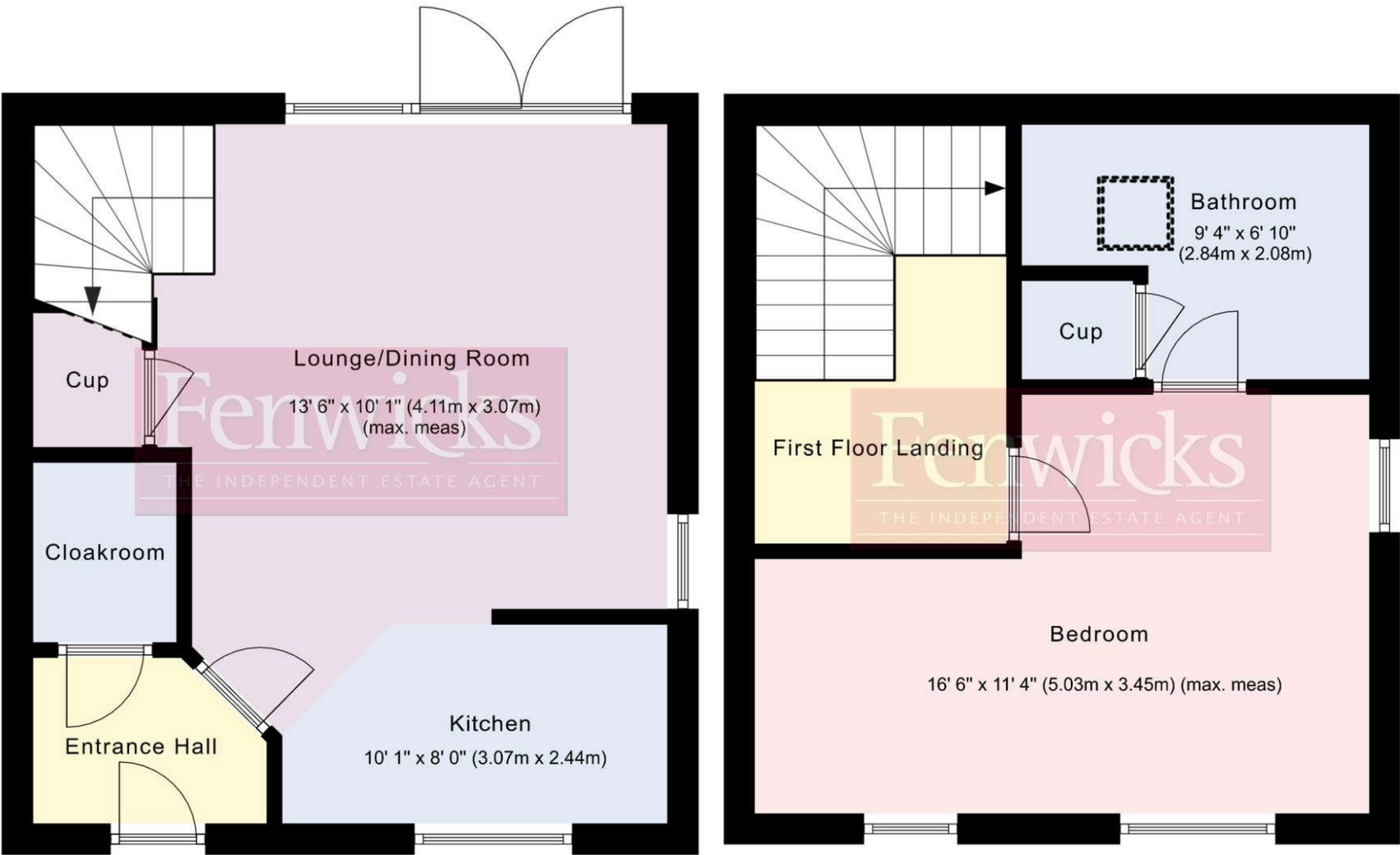
**Outside**  
The rear garden is enclosed by wood panelled fencing, side pedestrian access, laid to paving and artificial grass, storage shed. To the front of the property there is a further garden and driveway.

**General Information**  
Construction - Traditional  
Water Supply - Water meter, Portsmouth Water  
Gas Supply - Mains Supply  
Electric Supply - EON Next  
Sewerage - Mains sewerage  
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>

**Agents Note**  
This is property is available full share and at 50% share. Full share £260,000 or 50% share £130,000, please note the below charges provided to us by Abri Homes.  
Rent, Service charge, Insurance charge & Management charge: £327.19 per month for 50% ownership.

As per the terms of the lease, any prospective purchaser will need to be assessed by Abri Homes before agreeing the sale.





Tenure: Leasehold

Council Tax Band: B

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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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