

£450,000

4 Seathrift Close

Lee on the Solent, PO13 9LJ

PROPERTY SUMMARY

This three bedroom semi-detached house is nestled away in a cul-de-sac with a private drive in Lee on the Solent, a stones throw from the High Street and the Beach. Lee on the Solent offers amenities such as shops, pharmacy, hairdressers, eating/drinking establishments and so much more! With the location of Seathrift Close, a potential purchaser will be able to enjoy a short stroll to reach the seafront and the vibrant high street. From its private gravel approach, the property starts at the bright entrance hallway, leading into the refitted, dual-aspect kitchen/diner boasting integrated appliances and flowing through to the modern lounge and sun room. The sun room extension creates a further reception room and benefits from the pleasant outlook over the landscaped garden. Upstairs, there are three great sized bedrooms, an en-suite to the master as well as the main family bathroom, immaculately presented and tastefully decorated. Outside, there is a well maintained front garden, a single garage with parking in front and to the rear, an enclosed walled garden laid to artificial turf with a lovely patio area and summer house. With further benefits such as a downstairs cloakroom and central heating throughout, this property is not to be missed so call us now in our Stubbington Branch to book in your viewing today and make the first step towards the dream, coastal lifestyle.

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ENTRANCE HALLWAY

KITCHEN/DINING ROOM 19' 4" x 8' 10" (5.89m x 2.69m)

CLOAKROOM

LOUNGE 15' 3" x 12' 11" (4.65m x 3.94m)

SUNROOM 14' 10" x 10' 8" (4.52m x 3.25m)

FIRST FLOOR LANDING

BEDROOM 1 13' 4" x 8' 8" (4.06m x 2.64m)

ENSUITE 6' 2" x 5' 6" (1.88m x 1.68m)

BEDROOM 2 10' 4" x 8' 10" (3.15m x 2.69m)

BEDROOM 3 11' 5" x 5' 11" (3.48m x 1.8m)

BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m)

OUTSIDE

PARKING

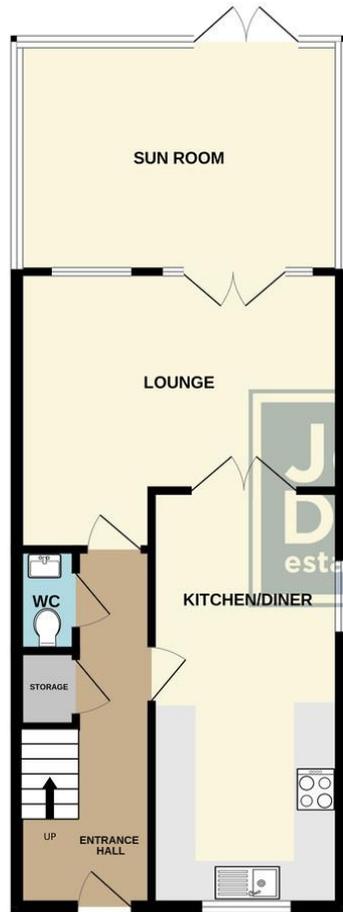
SINGLE GARAGE 17' 3" x 8' 6" (5.26m x 2.59m)

REAR GARDEN

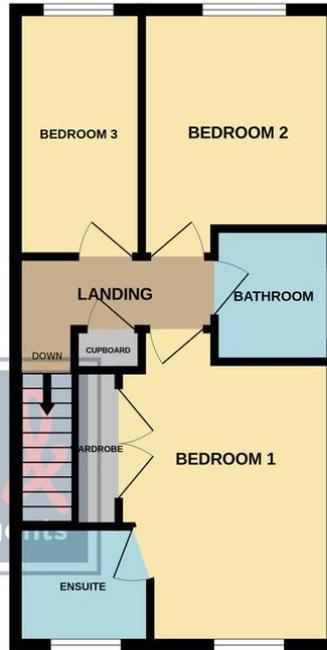
AGENTS NOTES

The property is access via a private driveway which is managed by a residents association and is subject to a charge of £120 per annum to cover maintenance.

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



**Jeffries
Dibbens**
estate and letting agents

TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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