

Situated close to the seafront at Lee on the Solent is this individual detached bungalow offered for sale with no forward chain. The property benefits from gardens to the front and side, off road parking and garage.

The Accommodation Comprises:-
UPVC double glazed front door to;

Entrance Hall:-

Coved ceiling, obscured double glazed window to front elevation, cupboard housing fuse box and electric meter.

Lounge:- 12' 0" x 11' 9" (3.66m x 3.58m) maximum measurements, plus bay window, plus door recess.

Coved ceiling, UPVC double glazed bay window to front elevation, radiator, UPVC double glazed window to rear elevation, living flame gas fire with brick surround and wooden mantle.

Inner Hall:-

Coved ceiling, access to loft space, UPVC double glazed window to rear elevation.

Kitchen/ Dining Room:- 14' 10" x 12' 0" (4.52m x 3.66m) plus bay window

Flat and coved ceiling, UPVC double glazed bay window to front elevation, UPVC double glazed window to rear elevation, UPVC double glazed door to side of property, fitted with a range of base cupboard and matching eye level units, roll top work surfaces, tiled surround, single drainer stainless steel sink unit with mixer tap, double electric oven and hob, extractor hood over, space for fridge/ freezer, space for additional appliances, plumbing for washing machine, radiator.

Bedroom One:- 12' 0" x 11' 11" (3.66m x 3.63m) plus bay windows

Coved ceiling, double aspect with bay windows to front and side elevations, radiator.

Bedroom Two:- 9' 11" x 7' 2" (3.02m x 2.18m)

Coved ceiling, access to loft space, UPVC double glazed window to rear elevation, radiator.

Shower Room:-

Double glazed window to front elevation, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, cupboard.

Outside:-

To the front of the property is mature flowers and shrubs, double gates providing access to driveway leading to garage, pedestrian access round the bungalow, courtesy door to garage, outside lighting. Garden to side of property with artificial lawn, patio area, further flower border and enclosed by wall and fencing, shed.

General Information:-

Construction: Traditional

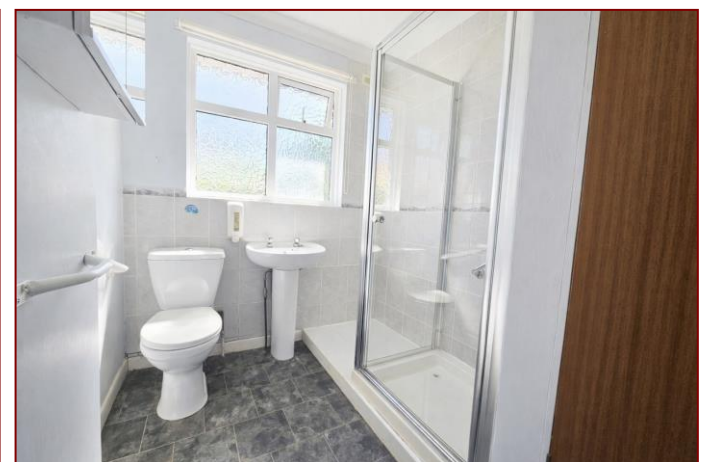
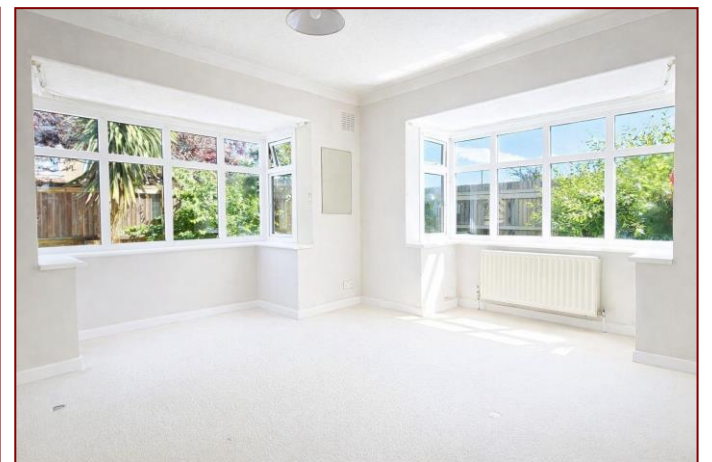
Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk> Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.



£379,995

Seymour Road, Lee-On-The-Solent, PO13 9EG

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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