

An exciting opportunity to purchase this ground floor apartment situated in a delightful area of Lee on the Solent with its own garden and offered for sale with no forward chain.

The Accommodation Comprises:

UPVC door into:

Porch

Obscured double glazed window to side elevation, consumer unit, door into:

Lounge 11' 9" x 11' 2" (3.58m x 3.40m)

UPVC double glazed window to front elevation, radiator

Kitchen 19' 4" x 5' 6" (5.89m x 1.68m)

Tiled flooring, stainless steel sink with drainer and mixer tap, space for dishwasher, integrated oven with gas hob, integrated washing machine

Inner Hall

Storage cupboard, radiator.

Bedroom Area/Sitting Area 11' 10" x 9' 2" (3.60m x 2.79m)

Built in storage, radiator.

Shower room 8' 3" x 5' 11" (2.51m x 1.80m)

Close coupled WC, vanity wash hand basin with storage, vertical radiator, extractor fan, electric shower connection, wet room facilities.

Dining Room/Secondary Lounge 14' 10" x 9' 2" (4.52m x 2.79m)

UPVC double glazed window and door to rear elevation leading out to garden, tiled flooring, boiler, radiator.

Outside

To the front access to flat via own front door with a small garden area for pots and shrubs. In front of the flat is open green space perfect for dogs or children to play whilst allowing you access to walk to the seafront or high street. To the rear your own garden providing a patio area, shed, small areas of artificial lawn and rear gated access to allocated parking.

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	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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£189,995

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DRAFT DETAILS

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