

Superbly appointed and beautifully presented five bedroom detached family home situated close to the seafront and High Street at Lee on the Solent. The property benefits from three reception rooms, impressive garden room with shower room offering versatile living and ample off road parking to the front including an EV charging point. Property is offered for sale with no forward chain.

The Accommodation Comprises

Front door to;

Entrance Hall

Inset spotlighting, under stairs storage, door to WC, stairs to first floor.

Cloakroom

Close coupled W.C, wash hand basin, UPVC double glazed obscured window to front elevation.

Lounge 20' 3" x 11' 5" (6.17m x 3.48m)

UPVC double glazed window to front elevation and patio door to rear, living flame gas fire with marble surround and hearth, radiator.

Kitchen/Breakfast Room 20' 9" x 14' 5" (6.32m x 4.39m) (maximum measurements)

Inset spotlighting, UPVC double glazed windows and patio door to rear, radiator, fitted with a modern range of base cupboards and matching eye level units, drawer unit, two integrated electric ovens, induction hob with extractor hood over, American-style fridge freezer to remain, one and a half bowl sink unit with mixer tap, solid wood work surface, radiator, tiled flooring, space for table and chairs.

Dining Room/Cinema 17' 1" x 10' 3" (5.20m x 3.12m)

Inset spotlighting, UPVC double glazed patio door to rear garden, smoke detector, radiator, door to;

Study/Utility Room 10' 5" x 8' 7" (3.17m x 2.61m)

Extractor fan, inset spotlighting, UPVC double glazed window to front elevation, fitted with a range of base and eye level units, drawer units, washing machine and tumble dryer, desk, cupboard housing boiler.

First-Floor Galleried Landing

Inset spotlighting, UPVC double glazed window to front elevation, radiator, airing cupboard with tank.

Bedroom One 14' 1" x 10' 7" (4.29m x 3.22m) (maximum measurements)

UPVC double glazed window to rear elevation, radiator, door to;

Dressing Room

A range of built-in wardrobes with sliding doors, inset spotlighting, access to loft space, arch to;

En Suite 9' 11" x 5' 5" (3.02m x 1.65m)

Inset spotlighting, extractor fan, obscured UPVC double glazed window to front elevation, bath with mixer tap, shower cubicle with mains shower, close coupled WC, wash hand basin set in vanity drawer unit, ladder style radiator, tiled flooring.

Bedroom Two 13' 1" x 11' 5" (3.98m x 3.48m)

Inset spotlighting, UPVC double glazed window to rear elevation, radiator.

Bedroom Three 11' 9" x 9' 11" (3.58m x 3.02m)

Access to loft space, UPVC double glazed window to rear elevation, radiator, inset spotlighting.

Bedroom Four 11' 5" x 6' 9" (3.48m x 2.06m)

Flat ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Five 8' 7" x 8' 3" (2.61m x 2.51m) (maximum measurements)

UPVC double glazed window to rear elevation, radiator.

Family Shower Room 7' 3" x 5' 7" (2.21m x 1.70m)

Inset spotlighting, obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin set in vanity drawer unit, shower cubicle with mains shower, ladder style radiator, tiled walls.

Outside

To the front of the property there is an 'in and out' gravelled driveway enclosed by wall and EV charging point. The rear garden is laid to lawn, patio, fine array of flowers, shrubs and bushes to borders, outside power points and lighting, side pedestrian access, hot tub (included subject to price achieved).

Garden Room 8' 7" x 16' 1" (2.61m x 4.90m)

Detached Garden & Shower Room providing an additional versatile living space, currently arranged as a stylish bar. Inset spotlighting, bi-folding doors, fitted units, obscured window to the rear, bar (subject to negotiation). Shower room (4'11" x 7'6" max. meas) with close coupled WC, corner shower cubicle, wash hand basin set in vanity unit, obscured double glazed window, inset spotlighting.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

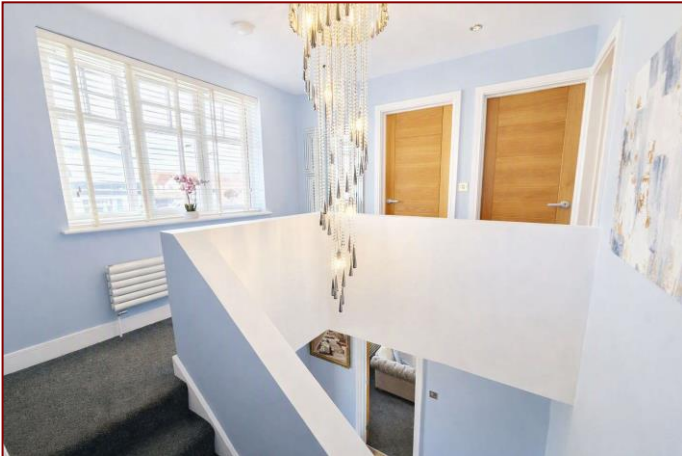
Electric Supply – Mains

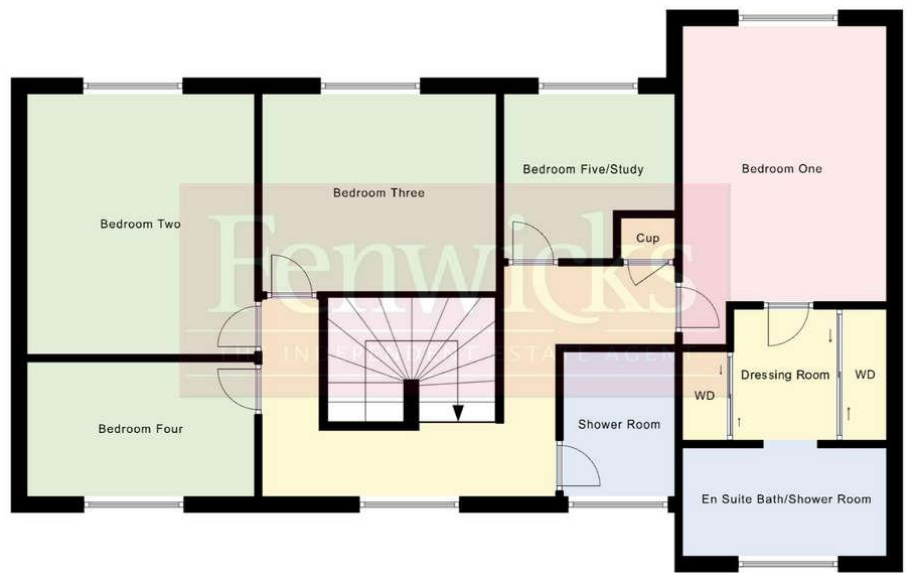
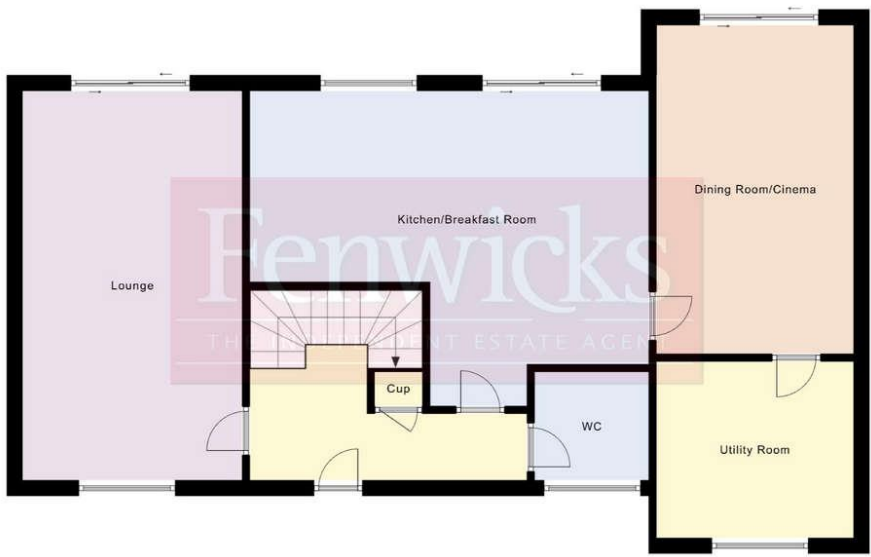
Gas Supply - Mains

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>





Awaiting EPC

Tenure: Freehold

Council Tax Band: E



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£725,000

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DRAFT DETAILS

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