

Well presented three bedroom family home situated in a popular location and within close proximity to the seafront and local schools. Offered for sale with no forward chain.

The Accommodation Comprises  
UPVC double glazed front door to:

Entrance Porch

**Cloakroom** 5' 5" x 2' 5" (1.65m x 0.74m)  
UPVC double glazed obscured window to front elevation, close couple WC, pedestal wash hand basin, radiator.

**Entrance Hall**  
Stairs to first floor, under stairs recess for storage and gas meter, radiator.

**Kitchen** 11' 10" x 7' 6" (3.60m x 2.28m)  
Fitted with a range of base cupboards and matching eye-level units, stainless steel sink unit with mixer tap, oven and washing machine to remain, integrated fridge and freezer, additional undercounter freezer also to remain, UPVC double glazed window and door to:

**Conservatory** 8' 7" x 7' 4" (2.61m x 2.23m)  
Polycarbonate roof, UPVC double glazed windows and door to rear garden, radiator.

**Lounge/Dining Room** 25' 0" x 11' 6" (7.61m x 3.50m) narrowing to 9' 9" (2.97m)  
UPVC double glazed window to front elevation, UPVC double glazed window to rear elevation, two radiators, door to kitchen.

**First Floor Landing**  
Access to loft space, cupboard housing combination boiler, storage cupboard with shelving and further airing cupboard above the stairs.

**Bedroom One** 12' 6" x 9' 7" (3.81m x 2.92m) plus door recess  
UPVC double glazed window to front elevation, radiator.

**Bedroom Two** 12' 3" x 9' 0" (3.73m x 2.74m) plus door recess  
UPVC double glazed window to rear elevation, radiator.

**Bedroom Three** 8' 6" x 8' 2" (2.59m x 2.49m) maximum measurements  
UPVC double glazed window to rear elevation.

**Shower Room** 6' 7" x 5' 6" (2.01m x 1.68m)  
Obscured UPVC double glazed window to front elevation, double shower with mains shower over, close coupled WC, wash hand basin set in vanity unit, storage recess with folding door, radiator.

**Outside**  
The rear garden is enclosed by wood panel fencing and brick wall, rear pedestrian access, patio, laid to artificial grass with shrubs and flowerbeds, outside water tap, storage shed and attached greenhouse.

**Agents Note**  
The property benefits from owned solar panels.

**General Information**  
Construction – Non-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	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

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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\*DRAFT DETAILS\*

£235,000  
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