

A delightful two bedroom detached bungalow situated in a pleasant part of Lee on the Solent and within close proximity to the seafront. This well presented property boasts a re-fitted kitchen and double detached garage.

The Accommodation Comprises

Front door to:

Entrance Porch

Windows to front elevation and door to:

Entrance Hall

Storage cupboard housing meters, radiator, security alarm, access to loft space with pull down ladder, light, partly boarded and housing boiler.

Bedroom One 11' 9" x 10' 5" (3.58m x 3.17m) Maximum

Window to front elevation, wardrobes by separate negotiation, coved ceiling.

Bedroom Two 11' 11" x 10' 4" (3.63m x 3.15m) Maximum

Coved ceiling, window to front elevation, fitted wardrobes, radiator, storage cupboard with shelving and cupboard housing hot water tank.

Kitchen 8' 5" x 8' 0" (2.56m x 2.44m) Maximum

Inset spotlighting, windows to rear and side elevations, refitted with a modern range of base cupboard and eye level units, integrated appliances to include electric oven, induction hob with extractor fan over, integrated fridge and freezer, dishwasher, one and a half bowl single drainer sink unit with mixer tap.

Lounge/Dining Room 24' 8" x 11' 0" (7.51m x 3.35m)

Coved ceiling, windows to rear and side elevations, two feature fireplaces, two radiators, laminate flooring, glazed door to:-

Inner Hall

Radiator, cupboard housing gas meter.

Bathroom 7' 9" x 5' 10" (2.36m x 1.78m)

Obscured window to rear elevation, close coupled WC, pedestal wash hand basin, paneled bath with electric shower over, radiator, extractor fan.

Conservatory 11' 3" x 8' 11" (3.43m x 2.72m)

Windows and door to rear garden, insulated roof and floor.

Outside

The property boasts delightful gardens both to front and rear, driveway that proceeds to the right hand side of the property providing ample off-road parking and leading to a detached double garage. The rear garden is primarily laid to lawn with shrubs, bushes, patio area, greenhouse and storage shed.

Double Garage 21' 10" x 18' 7" (6.65m x 5.66m)

With twin remote controlled doors, courtesy door to rear garden, power and light connected to.

Agents Note:-

The property benefits from solar panels owned by the property.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

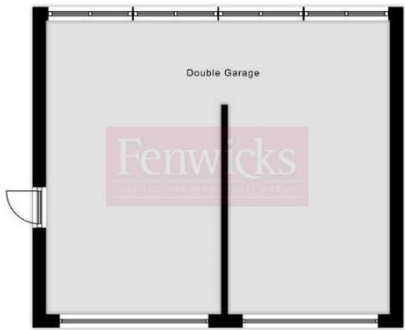
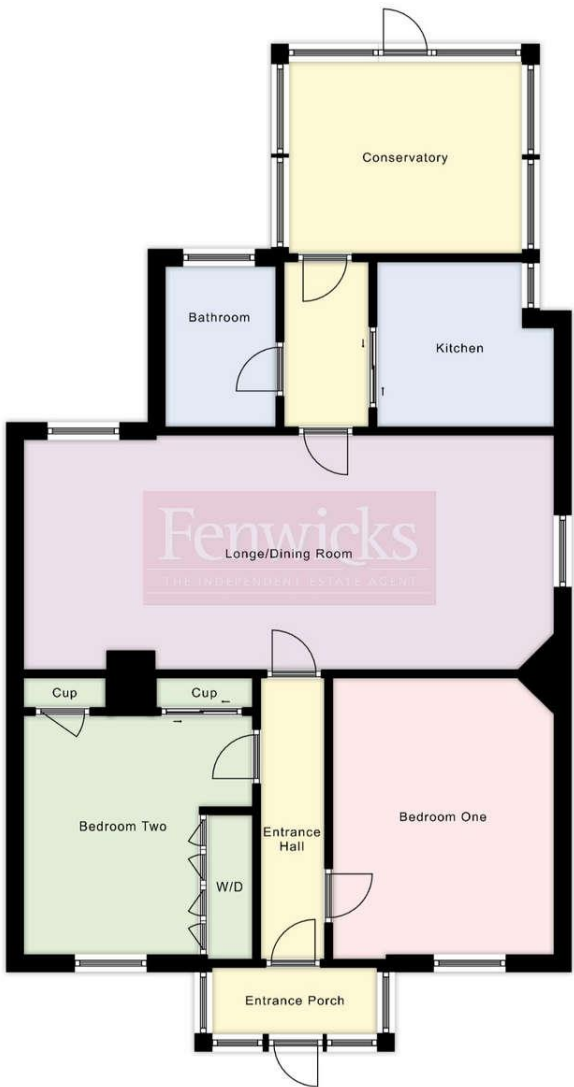
Sewerage - Mains

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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: D

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.

