

Situated close to the seafront and local schools, this well-presented extended semi-detached house offers four bedrooms, two reception rooms, a kitchen, large rear garden and off-road parking, making it an ideal family home.

The Accommodation Comprises:

Entrance Hallway

Obscure double glazed side panels, stairs to first floor, coving, laminate flooring, understairs storage, internal window to dining/sitting area.

Lounge 11' 11" x 11' 4" (3.63m x 3.45m) + Bay Window

Coving, picture rail, double glazed bay window to front elevation with fitted shutters, feature fireplace, radiator, laminate flooring.

Dining & Sitting Room 17' 10" x 17' 9" (5.43m x 5.41m) maximum measurements

Coving, picture rail, double glazed window and door to rear garden, double glazed window to side elevation, two radiators, laminate flooring.

Kitchen 15' 9" x 8' 3" (4.80m x 2.51m)

UPVC double glazed windows to rear and side elevations, UPVC double glazed door to rear garden, radiator, fitted kitchen with a range of base and matching wall units, roll top work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, integrated double electric oven, ceramic hob, extractor hood, integrated fridge and freezer.

First Floor Landing

Coving, UPVC double glazed window to side elevation, access to loft space, inset spotlighting.

Bedroom One 11' 11" x 10' 5" (3.63m x 3.17m) + Bay Window

Coving, ceiling light, inset spotlighting, UPVC double glazed bay window to front elevation with fitted shutters, feature fireplace, radiator.

Bedroom Two 12' 11" x 8' 10" (3.93m x 2.69m)

Two UPVC double glazed windows to rear elevation, radiator, built-in wardrobes to alcove.

Bedroom Three 8' 5" x 8' 3" (2.56m x 2.51m)

UPVC double glazed window to rear elevation, radiator, coving.

Bedroom Four 16' 0" x 5' 6" (4.87m x 1.68m) maximum measurements

UPVC double glazed window to side elevation, inset spotlighting, coving, ceiling light, radiator.

Family Bathroom 8' 4" x 6' 10" (2.54m x 2.08m)

Close coupled WC, pedestal wash hand basin, obscure UPVC double glazed window to front elevation, bath with mains shower over, mixer tap, inset spotlighting.

Outside

To the front of the property, there is off-road parking. To the rear is a large enclosed garden, manily laid to lawn with mature shrubs and trees, patio area and side pedestrian access.

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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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DRAFT DETAILS

£419,995

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