

A superb and modern detached house ideally situated close to the seafront and providing contemporary living accommodation. The property was originally a four bedroom house with the two of the bedrooms converted to one. There is a light and spacious kitchen/dining room and low maintenance garden.

**The Accommodation Comprises**  
Composite glazed front door to:

**Entrance Hall**  
Stairs to first floor, radiator, under stairs storage cupboard with light.

**Cloakroom/Utility Room 7' 7" x 4' 7" (2.31m x 1.40m)**  
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, cupboard housing washing machine, work surface over and shelving, ladder style radiator.

**Lounge 15' 3" x 9' 11" (4.64m x 3.02m)**  
UPVC double glazed window to front elevation with fitted shutters, radiator.

**Kitchen/Dining Room 19' 9" x 13' 1" (6.02m x 3.98m)**  
Fitted with a modern range of base cupboards and matching eye level units, integrated appliances to include; fridge/freezer, dishwasher, electric oven, gas hob, cupboard housing boiler, space for table and chairs, one and a half bowl single drainer stainless steel sink unit with mixer tap, radiator, UPVC double glazed windows to rear and side elevations and double opening doors to rear garden.

**First Floor Landing**  
Access to loft space, radiator, storage cupboard housing hot water tank, further storage cupboard with double opening doors.

**Bedroom One 11' 4" x 11' 3" (3.45m x 3.43m)**  
UPVC double glazed window to front elevation with fitted shutters, radiator, door to:

**En Suite 7' 2" x 4' 9" (2.18m x 1.45m)**  
Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, ladder style radiator, extractor fan.

**Bedroom Two 19' 2" x 12' 1" (5.84m x 3.68m) L-Shaped Room**  
Originally divided into two rooms and still with two door access, two UPVC double glazed windows to rear elevation with fitted shutters, two radiators.

**Bedroom Three 8' 3" x 7' 8" (2.51m x 2.34m)**  
UPVC double glazed window to side elevation with fitted shutters, radiator.

**Bathroom 6' 10" x 6' 5" (2.08m x 1.95m)**  
Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, ladder style radiator.

**Outside**  
The low maintenance rear garden is mainly laid to artificial grass, patio areas and gate providing side access to the driveway. There is also a courtesy door to the garage. To the front of the property there is off road parking.

**Garage 20' 3" x 11' 2" (6.17m x 3.40m)**  
Power and light connected, up and over door.

**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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E



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\*DRAFT DETAILS\*

£450,000  
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