

Tucked away in a private and secure gated complex is this four/five bedroom detached home. Offering versatile living, this property also benefits from en-suite to main bedroom, utility room, allocated parking bay and car port allowing space for multiple other vehicles. The property is also conveniently positioned to enjoy the Lee on The Solent & Hill Head beaches alongside Stubbington Village.

The Accommodation Comprises

Entrance Hall

Radiator, access to two storage cupboards, stairs to first floor, hardwood flooring.

Cloakroom 6' 5" x 3' 0" (1.95m x 0.91m)

Obscured UPVC double glazed window to side elevation, tiled flooring, heated ladder style towel rail, inset spotlights, close coupled WC, floating wash hand basin set in vanity unit.

Lounge 17' 9" x 10' 7" (5.41m x 3.22m)

UPVC French doors to rear elevation allowing access to garden, radiator, stone effect fire surround with fire, hardwood flooring.

Study/Bedroom Five 11' 6" (max. meas) x 8' 8" (3.50m x 2.64m)

UPVC double glazed window to side elevations, radiator.

Kitchen/Dining Room 22' 4" x 9' 11" (max. meas) (6.80m x 3.02m)

UPVC double glazed window to side elevation, UPVC double glazed French doors to rear allowing access to garden, laminate flooring, integrated double oven with gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, inset spotlights, radiators, range of base cupboards and matching eye level units, one & half stainless steel sink and drainer with mixer tap.

Utility Room 9' 11" x 5' 0" (3.02m x 1.52m)

UPVC double glazed door to side elevation providing access to garden or front of property, range of base cupboards and matching eye level units, stainless steel sink with drainer, plumbing for washing machine, space for tumble dryer, tiled flooring.

First Floor Landing

Access to loft, access to storage cupboard, Radiator.

Bedroom One 11' 7" (max. meas) x 10' 7" (3.53m x 3.22m)

UPVC double glazed window to front and side elevations, radiator, fitted wardrobes.

En Suite 7' 0" (max. meas) x 5' 8" (2.13m x 1.73m)

Obscured UPVC double glazed window to side elevation, inset spotlights, close coupled WC, wash hand basin set in vanity unit, tiled flooring, walk in shower with mains connection and rainfall shower head, heated towel rail.

Bedroom Two 10' 8" x 10' 6" (3.25m x 3.20m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 10' 8" x 8' 8" (3.25m x 2.64m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Four 10' 6" x 8' 8" (max. meas) (3.20m x 2.64m)

UPVC double glazed window to front elevation, radiator.

Bathroom 7' 0" x 6' 1" (2.13m x 1.85m)

Obscured UPVC double glazed window to side elevation, inset spotlights, tiled flooring, close coupled WC, wall mounted wash hand basin, panelled bath with mains shower connection, heated towel rail.

Outside

The property is situated in a small private gated complex, to the front of the property is a double oak framed carport with parking for 2 cars, an area to the back of car port has been partitioned off to allow for a large storage area also providing access to roof void. an extra parking bay is also allocated to the property to allow further parking. To the rear the garden is mainly laid to lawn with patio area, fenced boundaries, borders surrounding with mature shrubs and trees, side access with secure gate.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

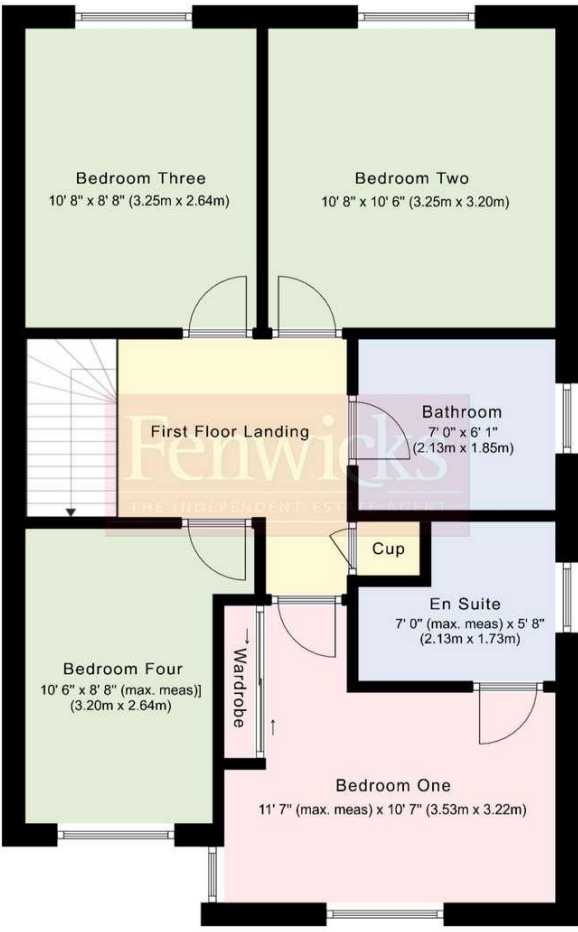
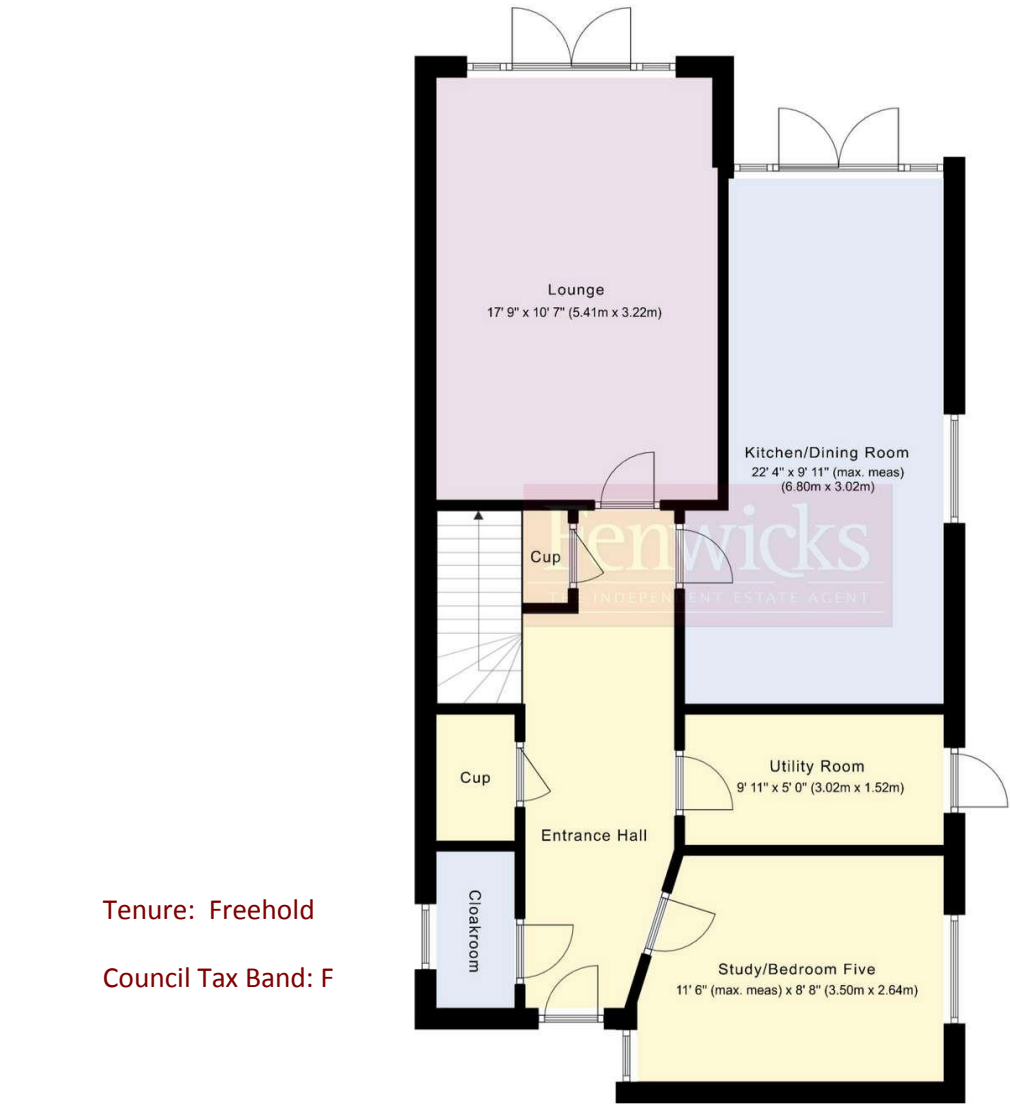
<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Agents Note

Annual Maintenance Charge: £200 (Contribution towards communal gate and communal driveway)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: F

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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

£524,000
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