



**Studland Road, Lee-On-The-Solent PO13 9HY**

**welcome to**

## **Studland Road, Lee-On-The-Solent**

\*\* Close to the Sea \*\* Located Close to Lee High Street \*\* Easy Access to Lee Seafront \*\* No Onward Chain \*\* Garage \*\*

### **Entrance Hall**

Double glazed front door, two double glazed windows to side aspect, stairs to first floor, radiator.

Metal up and over door, double glazed door and window to rear, power and light.

### **On First Floor**

Loft access, storage cupboard, galleried landing.

### **Lounge**

13' 8" max x 12' 9" max ( 4.17m max x 3.89m max )

Double glazed bay window to front aspect, radiator, feature fire surround.

### **Kitchen**

13' 10" max x 10' 5" max ( 4.22m max x 3.17m max )

Wall and base level units, wall mounted gas boiler, double glazed window to rear aspect, radiator, integrated oven and hob with extractor hood above, integrated fridge freezer, one and a half bowl sink and drainer unit, space for washing machine, feature fire surround.

### **Bedroom One**

10' 6" max x 9' 1" max ( 3.20m max x 2.77m max )

Double glazed window to side aspect, radiator, feature fire surround.

### **Bedroom Two**

10' 6" max x 8' 7" max ( 3.20m max x 2.62m max )

Double glazed window to side aspect, radiator, feature fire surround.

### **Bathroom**

10' 2" max x 6' 3" max ( 3.10m max x 1.91m max )

Panelled bath with shower attachment above, low level WC, wash hand basin, two double glazed windows to side aspect, radiator, tiled surrounds, extractor fan.

### **Garage**





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## Studland Road, Lee-On-The-Solent

- Two Bedrooms
- Fitted Kitchen
- Garage
- No Onward Chain
- Close to Shops and Seafront

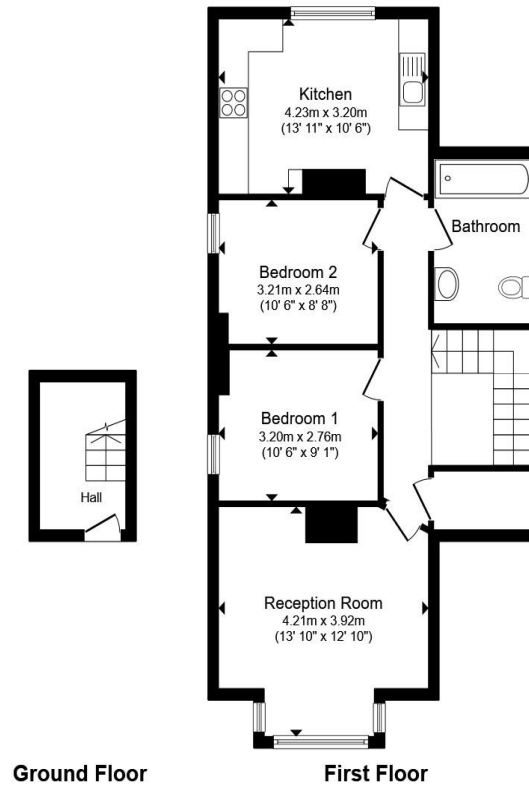
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**



Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
GOS113065 - 0003

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