

Situated within walking distance to the seafront at Lee on the Solent is this immaculately presented two bedroom detached bungalow. The property boasts spacious living accommodation, a modern fitted shower room, garage and ample off road parking.

The Accommodation Comprises

Double opening double glazed door to:

Entrance Porch

UPVC double glazed door to:

Entrance Hall

Laminate flooring, radiator.

Lounge 15' 9" x 13' 10" (4.80m x 4.21m) maximum measurements

Double glazed port hole window to rear elevation electric fire with marble surround, radiator, UPVC double glazed sliding patio doors to rear elevation, inset spotlights.

Kitchen 15' 8" x 10' 4" (4.77m x 3.15m)

UPVC triple glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, one and a half bowl single drainer stone effect sink with mixer tap, roll top worksurface, combi boiler to wall, integrated oven with gas hob, space and plumbing for washing machine, space for fridge/freezer, ladder style radiator, inset spotlights, UPVC double glazed door to rear leading to garden and garage, cupboard housing consumer unit.

Dining Room 12' 8" x 12' 0" (3.86m x 3.65m)

UPVC triple glazed window to side elevation, stairs to study, port hole window to lounge, radiator.

Bedroom One 13' 5" x 11' 10" (4.09m x 3.60m)

UPVC triple glazed bay windows to front elevation with fitted shutters, radiator.

Bedroom Two 11' 11" x 10' 5" (3.63m x 3.17m)

UPVC triple glazed window to front elevation with fitted shutters, radiator, wardrobes to remain.

Shower Room 7' 9" x 7' 4" (2.36m x 2.23m)

Obscured UPVC triple glazed window to side elevation, close coupled WC, ladder style radiator, wash hand basin set in vanity unit, walk in shower with rainfall shower over and further handheld shower head, waterproof wooden flooring.

Study/Hobby Room 20' 6" x 11' 3" (6.24m x 3.43m) maximum measurements

Velux window to side elevation, built-in storage cupboards, access to eaves storages radiator, door to:

Loft Room 14' 2" x 10' 10" (4.31m x 3.30m)

Velux window to rear elevation.

Outside

The rear garden is laid to lawn with a porcelain tiled patio area, flowers to borders, enclosed by wood panelled fencing, greenhouse, side gate with access to driveway and garage with electric up and over door. To the front of the property there is a driveway providing ample parking, flowers to borders.

General Information

Construction - Traditional

Water Supply - Portsmouth

Water Electric Supply - Mains

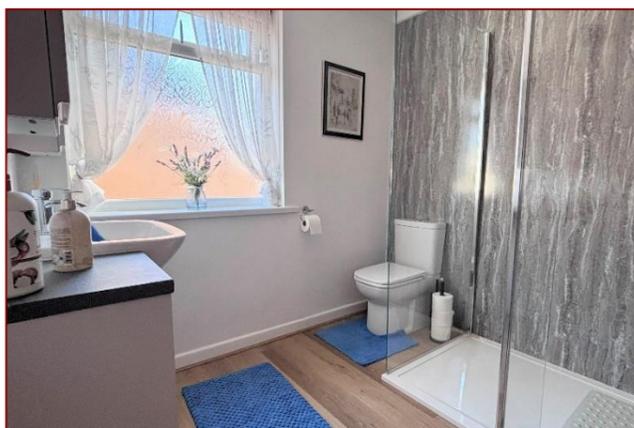
Gas Supply - Mains

Sewerage - Mains

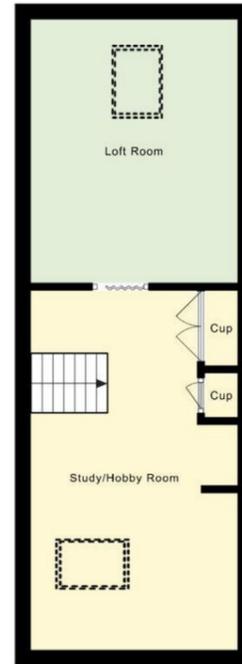
Mobile & Broadband coverage - Please check via:

<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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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£499,995

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Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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