

Situated in a highly sought after area of Lee-On-The-Solent, within close proximity to the High Street and seafront, is this substantial characterful property which enjoys deceptively spacious living accommodation arranged over three floors. The ground floor benefits from two generously sized reception rooms, and four bedrooms over the first and second floors. Outside, is a charming garden and double garage to the rear.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
Stairs to first floor, wooden flooring.

**Cloakroom**  
Window to side elevation, close coupled WC, wash hand basin, radiator.

**Dining Room 12' 11" x 12' 0" into bay (3.93m x 3.65m)**  
Sash windows to front elevation, feature fireplace with decorative surround, marble hearth and tiles inset, radiator.

**Kitchen 13' 2" x 11' 4" (4.01m x 3.45m) maximum measurements**  
Two windows to front and rear elevations, fitted with a range of base cupboards and matching eye level units, worksurface over, sink unit, gas hob with extractor fan over, breakfast bar, serving hatch to lounge, double electric oven, integrated dishwasher, skylight, integrated washing machine, tiled flooring.

**Lounge 18' 4" x 14' 11" (5.58m x 4.54m) maximum measurements**  
Picture rail, wooden flooring, two windows to side elevation, double glazed windows and sliding doors to conservatory, feature fireplace with wood burning stove.

**Conservatory 16' 0" x 11' 10" (4.87m x 3.60m)**  
Polycarbonate roof with fitted blinds, UPVC double glazed windows and double opening doors to rear garden, tiled flooring.

**First Floor Landing**  
Stairs to second floor, window to side elevation.

**Bedroom One 14' 11" x 13' 5" (4.54m x 4.09m)**  
Sash window to rear elevation, picture rail, fitted wardrobes, laminate flooring, radiator.

**Bedroom Two 12' 7" x 12' 2" (3.83m x 3.71m)**  
Sash windows to front elevation, fitted wardrobes with over bed storage, coving, radiator.

**Bathroom 9' 0" x 8' 4" (2.74m x 2.54m)**  
Panelled bath with mixer tap and shower attachment, corner shower cubicle with mains shower, sash window to side elevation, heated towel rail.

**Second Floor Landing**  
Door to:

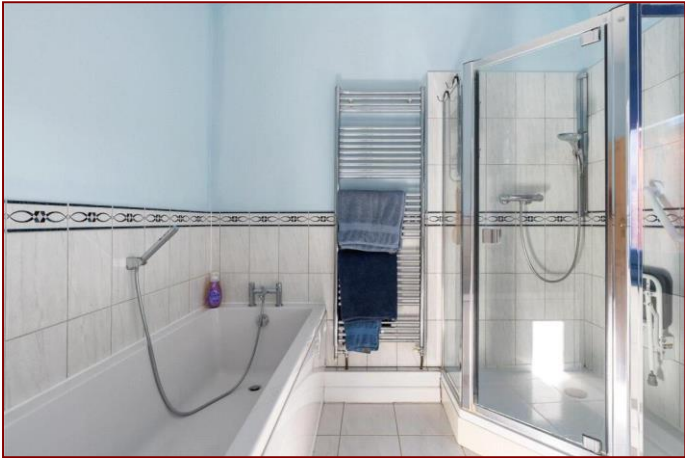
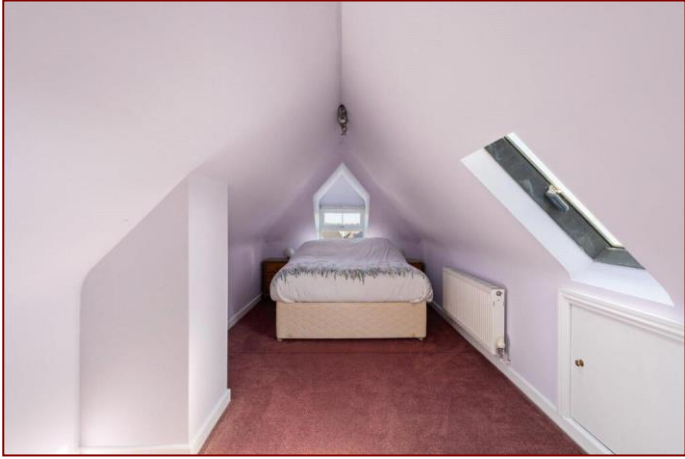
**Bedroom Three 20' 10" x 8' 3" (6.35m x 2.51m) maximum measurements**  
Window to rear elevation, skylight, radiator, access to eaves storage.

**Bedroom Four 9' 7" x 8' 10" (2.92m x 2.69m)**  
Skylight, windows to front and rear elevations, eaves storage, radiator.

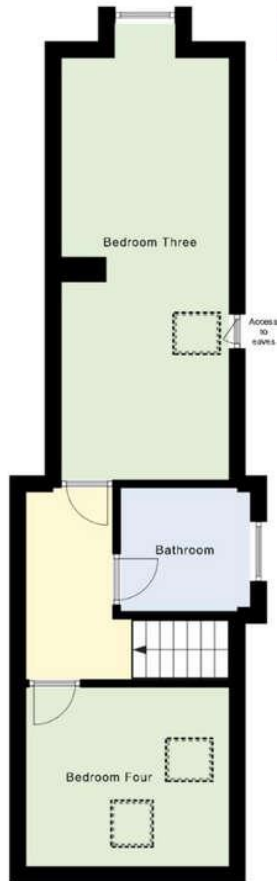
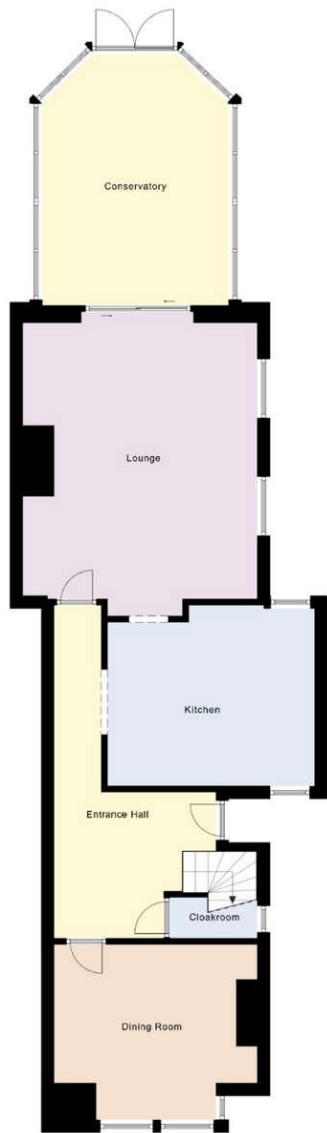
**Bathroom**  
Close coupled WC, pedestal wash hand basin, bath with shower over, tiled flooring.

**Outside**  
The rear garden is enclosed by wooden panelled fencing, primarily laid to lawn with patio area, rear pedestrian and vehicular access to double garage with window and courtesy door to garden, remote control roller 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		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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\*

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