

Ideally situated close the High Street and seafront is this delightful three bedroom detached house that has been refurbished by the current owners. The property benefits from extended ground floor accommodation, delightful gardens and ample parking.

The Accommodation Comprises

Composite glazed front door with side panels to:

Entrance Hall

Stairs to first floor, wood flooring, radiator, cupboard housing meters.

Cloakroom

Coved ceiling, UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, radiator, storage cupboard with shelving and under stairs storage.

Lounge/Dining Room 17' 11" x 10' 10" (5.46m x 3.30m)

UPVC double glazed window to front elevation, radiator, wood flooring, wood burner, arch leading to:

Sitting Area

Two rooflights, UPVC double glazed windows and bi-folding doors to rear garden, continuation of wood flooring, radiator.

Kitchen/Breakfast Room 17' 8" x 9' 11" (5.38m x 3.02m)

Fitted with a range of base cupboards and matching eye level units, drawer units, solid wood work surface, stainless steel sink unit with mixer tap, recess and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, integrated electric oven, gas hob with extractor over, plinth heater, UPVC double glazed window to side elevation and UPVC double glazed double opening doors to rear garden.

First Floor Landing

UPVC double glazed window to rear elevation, access to loft space with pulldown ladder, walk in airing cupboard.

Bedroom One 12' 5" x 11' 11" (3.78m x 3.63m) maximum measurements

UPVC double glazed window to front elevation, a range of built in wardrobes, matching dressing table and drawer units, radiator.

Bedroom Two 10' 11" x 8' 11" (3.32m x 2.72m)

UPVC double glazed window to front elevation, radiator.

Bedroom Three 10' 11" x 8' 8" (3.32m x 2.64m)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower over, radiator incorporating heated towel rail, tiled flooring.

Outside

The rear garden is enclosed by wooden panelled fencing, primarily laid to lawn with a fine array of flowers, shrubs and bushes to borders, summerhouse with power and light connected (used as home office), rear pedestrian access onto service road, covered seating area, garage with driveway that continues to the front of the property providing ample off road parking and a further lawned garden with hedging and mature tree.

Agents Note

The property benefits from owned solar panels and a battery.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

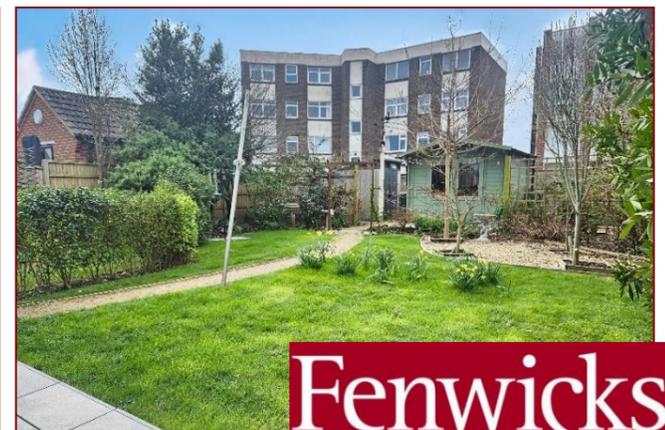
Gas Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage - Please check via:

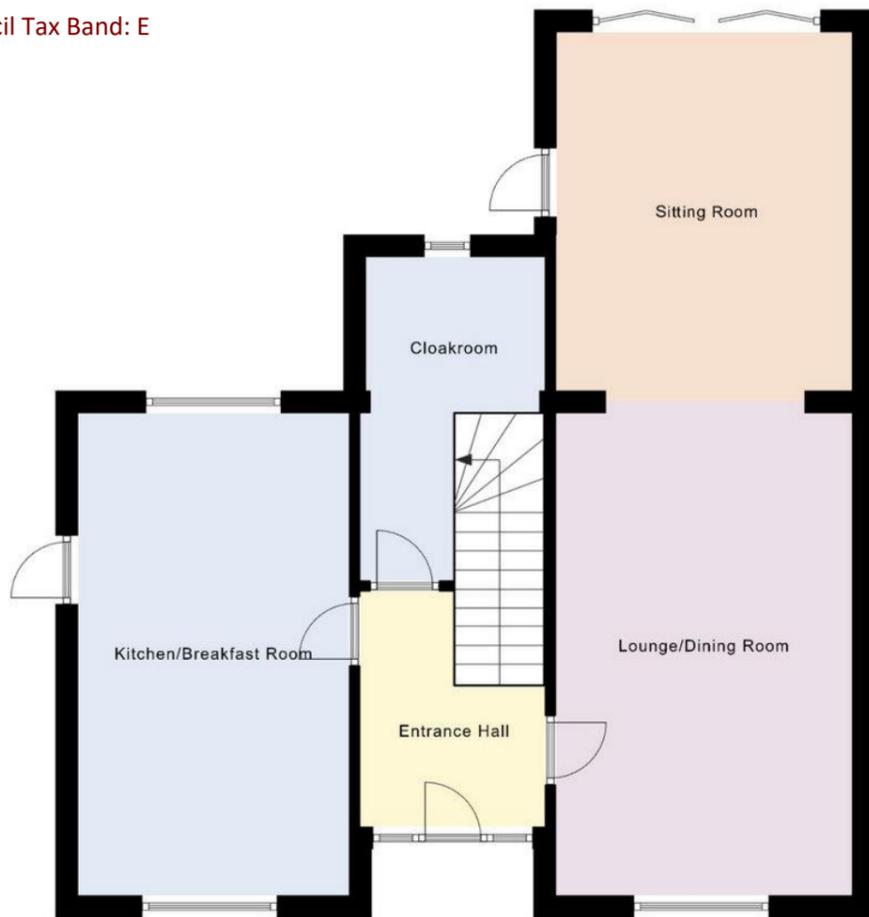
<https://checker.ofcom.org.uk/>

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



Tenure: Freehold

Council Tax Band: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£535,000

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DRAFT DETAILS

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