

This charming and spacious character property is situated in a convenient and sought after area of Lee on the Solent being within close proximity to the seafront and High Street. The imposing accommodation enjoys delightful period features and has been sympathetically improved by the current owners. The property also benefits from established gardens, driveway and garage.

The Accommodation Comprises

Composite glazed front door to:

Entrance Hall

Ornate coved ceiling, stairs to first floor, obscured UPVC double glazed window to front elevation, radiator, under stairs storage cupboard housing gas meter.

Cloakroom

Obscured UPVC double glazed windows to side and front elevations, close coupled WC, wash hand basin, radiator, cupboard housing electric meter.

Lounge

Ornate coving, picture rail, UPVC double glazed sash bay windows to front elevation, radiator.

Kitchen

UPVC double glazed sash window to rear elevation, fitted with a range of base cupboards and matching eye level units, solid wood work surface, dresser unit and display cupboards, integrated appliances to include: fridge and freezer, dishwasher, electric oven with gas hob and extractor hood over, sink with mixer tap, Oak wood flooring, breakfast bar.

Utility Room

Window to side elevation, plumbing for washing machine, wall mounted Vaillant combination boiler.

Dining Room

Ornate coving, picture rail, feature fireplace with tiled inset and decorative surround and tiled hearth, sash windows to side and rear elevations, rooflight, radiator.

Conservatory

Polycarbonate roof, solid wood frame with double glazed windows and French style doors to garden, radiator, stone flooring.

First Floor Landing

Radiator.

Bedroom One

UPVC double glazed sash bay window to front elevation, picture rail, radiator.

Bedroom Two

UPVC double glazed sash window to front and rear elevation, picture rail, radiator.

Bedroom Three

UPVC double glazed sash window to rear elevation, picture rail, built-in storage cupboards, drawer units and bookshelves, radiator.

Bedroom Four

UPVC double glazed sash window to front elevation, picture rail.

Bathroom

Superbly re-fitted with a freestanding bath with mixer tap and shower attachment, double shower cubicle with mains shower and additional rainfall shower head, wash hand basin set in vanity unit, ladder style radiator, obscured window to side elevation, access to loft space, inset spotlighting.

Seperate WC

Close coupled WC, obscured window to side elevation, radiator.

Outside

The rear and side gardens are a delightful feature the home, enclosed by wall and fencing and well established. Access to the side of the property, water tap, decking area, raised borders, pond and stream, primarily laid to lawn, greenhouse, garage with up and over door, double opening gates providing access from Fell Drive. To the front of the property there is a further mature garden, side access and pathway to front 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/>

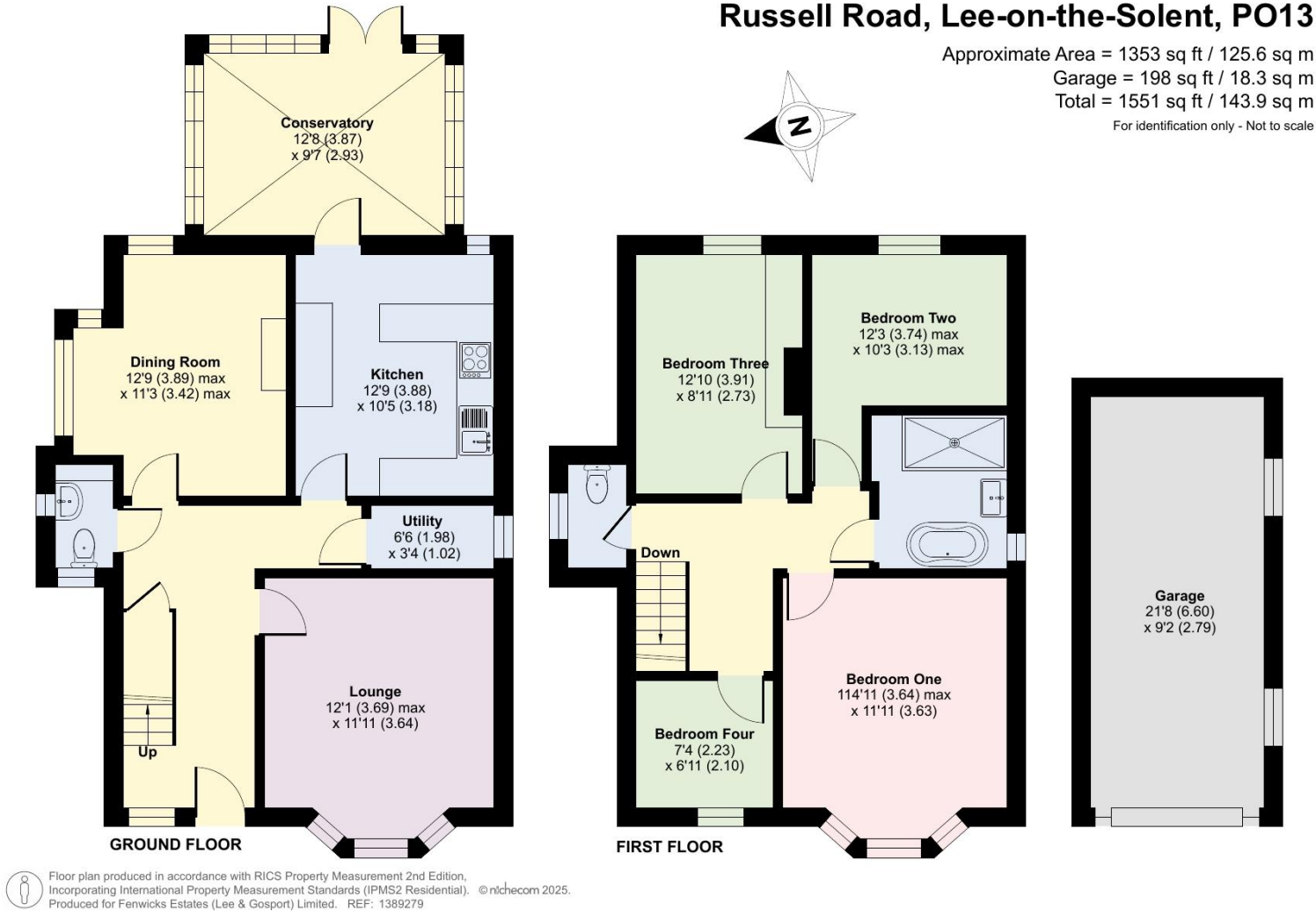
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

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