

Ideally located in the High Street and just one road back from the seafront is this well presented four bedroom detached house with gardens to three sides, kitchen, lounge/dining room and en suite facilities to the main bedroom.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor, storage cupboard.

**Lounge/Dining Room** 21' 9" x 12' 9" (6.62m x 3.88m) plus bay UPVC double glazed bay window to front elevation, further windows to side elevation & double opening doors to rear garden, fireplace.

**Kitchen** 21' 9" x 9' 1" (6.62m x 2.77m)

UPVC double glazed windows to front, side and rear elevations, fitted with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl stainless steel sink unit with mixer tap, integrated double electric oven, gas hob, extractor hood over, recess and plumbing for washing machine.

**Cloakroom**

Wall mounted consumer unit, close coupled WC with concealed cistern, wash hand basin inset vanity unit, tiled flooring.

**First Floor Landing**

Storage cupboard.

**Bedroom One** 14' 6" x 10' 0" (4.42m x 3.05m)

UPVC double glazed windows to front and side elevations. Door to:

**En Suite**

UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, double shower cubicle.

**Bedroom Two** 15' 4" x 9' 2" (4.67m x 2.79m) maximum measurements

UPVC double glazed window to rear elevation.

**Bedroom Three** 15' 4" x 9' 2" (4.67m x 2.79m) maximum measurements

UPVC double glazed window to rear elevation.

**Bedroom Four** 7' 4" x 6' 4" (2.23m x 1.93m) plus door recess

UPVC double glazed window to front elevation.

**Shower Room**

UPVC double glazed window to front elevation, close coupled WC, wash hand basin, double shower cubicle.

**Outside**

The property benefits from lawned gardens to front, side and rear. The rear garden is enclosed by hedging and fencing with patio, and side gate access to both sides. There is an outside office and store room. To the front of the house is a gravelled driveway providing off road parking.

**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		80 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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£545,000

High Street, Lee-On-The-Solent, PO13 9BZ

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

\*DRAFT DETAILS\*

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