

A wonderful opportunity to purchase this delightful and substantial detached property which is currently trading as successful Bed & Breakfast within a stones throw from Lee on the Solent seafront.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, coved ceiling.

Dining Room 20' 4" x 10' 0" (6.19m x 3.05m) maximum measurements
UPVC double glazed windows and bay window to side elevation.

Kitchen/Diner 16' 8" x 10' 10" (5.08m x 3.30m) plus door recess

UPVC double glazed windows and double opening doors to garden, coved ceiling, inset spotlighting, tile flooring, fitted with a range of base cupboards and matching eye level units, roll top worksurface, double stainless steel sink unit with mixer tap, recess and plumbing for dishwasher and oven, space fridge/freezer, radiator, grill and extractor.

Inner Hall/Study

Wall mounted boiler, UPVC double glazed door to garden, radiator, tiled flooring.

Bathroom 10' 7" x 5' 8" (3.22m x 1.73m)

Pedestal wash hand basin, corner bath with mixer tap and shower attachment, close coupled WC, radiator.

Owners Bedroom One 17' 6" x 10' 1" (5.33m x 3.07m) maximum measurements

UPVC double glazed windows to side elevation, coved ceiling, radiator, door to kitchen and side of property.

Owners Bedroom Two

UPVC double glazed half bay window to front elevation, radiator, coved ceiling, connecting door to:

Lounge 18' 3" x 14' 9" (5.56m x 4.49m) plus recess

Vaulted ceiling with exposed beams, UPVC double glazed windows and double opening doors to garden, UPVC double glazed windows to front elevation, radiator, modern vertical style radiator.

Laundry Room 7' 7" x 6' 0" (2.31m x 1.83m)

Shelving, coved ceiling, space for washing machine and tumble dryer.

Shower Room 7' 6" x 5' 3" (2.28m x 1.60m)

Close coupled WC, double shower cubicle with electric shower, pedestal wash hand basin, obscured UPVC double glazed window, tiled flooring.

Guest Bedroom Six 12' 2" x 12' 0" (3.71m x 3.65m) maximum measurements, plus bay

Bay window to front elevation, radiators, feature fireplace, door to:

En Suite 7' 1" x 2' 5" (2.16m x 0.74m)

Close coupled W.C, pedestal wash hand basin, fitted shower cubicle with electric shower, extractor fan, light and shaver socket, fitted mirror.

First Floor Landing

Window to side elevation on the with views towards Solent and Isle of Wight, access to loft space.

Guest Bedroom One 12' 1" x 12' 0" (3.68m x 3.65m) maximum measurements, plus bay

Double aspect with UPVC double glazed bay window to front elevation and UPVC double glazed windows to side elevation enjoying views of the Solent and Isle of Wight, radiator, door to:

En Suite 8' 6" x 2' 5" (2.59m x 0.74m)

Close coupled W.C, pedestal wash hand basin, shower cubicle with electric shower, light and shaver socket, fitted mirror.

Guest Bedroom Two 12' 1" x 10' 9" (3.68m x 3.27m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobes, coved ceiling, door to:

En Suite 5' 10" x 4' 8" (1.78m x 1.42m)

Close coupled WC, pedestal wash hand basin, fitted mirror, light and shaver socket, corner shower cubicle with electric shower.

Guest Bedroom Three 12' 10" x 7' 7" (3.91m x 2.31m) maximum measurements

Coved ceiling, UPVC double glazed window to side elevation, radiator, door to:

En Suite 5' 4" x 5' 2" (1.62m x 1.57m)

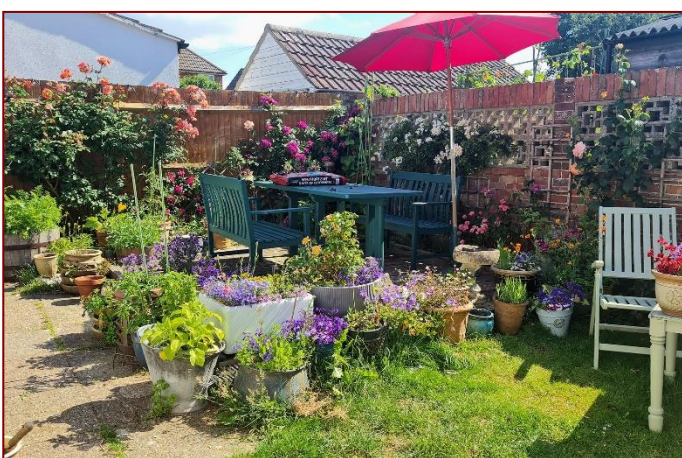
Coved ceiling, extractor fan, light and shaver socket, fitted mirror, close coupled WC, pedestal wash hand basin, corner shower cubicle with electric shower.

Guest Bedroom Four 17' 6" x 9' 2" (5.33m x 2.79m) maximum measurements, plus door recess

Coved ceiling, UPVC double glazed window to side elevation, radiator, door to:

En Suite 5' 9" x 5' 2" (1.75m x 1.57m)

Coved ceiling, extractor fan, light and shaver socket, fitted mirror, close coupled WC, pedestal wash hand basin, corner shower cubicle with electric shower, obscured UPVC double glazed window to side elevation.



Guest Bedroom Five 11' 11" x 10' 11" (3.63m x 3.32m) maximum measurements
UPVC double glazed window to side elevation with views of Solent and Isle of Wight, radiator, coved ceiling, door to:

En Suite 6' 4" x 5' 7" (1.93m x 1.70m)
Pedestal wash hand basin, close coupled WC, corner shower cubicle with electric shower, coved ceiling, radiator, light and shaver point, fitted mirror.

Outside
There is an attractive enclosed garden to the rear with side pedestrian access, to the front of the property is ample parking and garage.

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:** D



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