

An exciting and rare opportunity to acquire this superb and spacious property enjoying far reaching views towards the Solent & Isle of Wight. The property benefits from three double bedrooms, driveway and garage.

The Accommodation Comprises:-
Composite glazed front door to:

Entrance Hall:-

Two obscured triple glazed side panels, spacious entrance hall, stairs to first-floor, modern vertical radiator, under stairs storage cupboard, wood block flooring, coats cupboard with hanging rail and shelving.

Shower Room:-

Obscured UPVC double glazed window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with mains shower and additional rainfall shower head, ladder style radiator, extractor fan.

Utility Room:- 10' 3" x 4' 4" (3.12m x 1.32m)

UPVC double glazed door to the side of the property, fitted with a range of base cupboards and eye level units, worksurface over, inset sink unit, stainless steel single drainer sink unit with mixer tap, recess and plumbing for washing machine, space for fridge freezer.

Bedroom One:- 16' 2" x 10' 3" (4.92m x 3.12m narrowing to 2.34m)

UPVC triple glazed window to front elevation, obscured UPVC double glazed window to side elevation, modern vertical style radiator.

Bedroom Two:- 13' 0" x 8' 8" (3.96m x 2.64m)

Coved ceiling, radiator, double glazed window and sliding door to:

Study:- 7' 11" x 5' 0" (2.41m x 1.52m)

Double glazed windows and sliding door to rear garden.

Bedroom Three:- 9' 11" x 8' 7" (3.02m x 2.61m) plus door recess

Coved ceiling, radiator, window and door to:

Dressing Room:- 7' 11" x 5' 0" (2.41m x 1.52m)

UPVC double glazed windows overlooking the rear garden, radiator.

First Floor Living Room:- 17' 7" x 14' 4" (5.36m x 4.37m)

UPVC triple glazed windows to front elevation with far-reaching views of The Solent and Isle of Wight, radiator, access to loft space, door to:

WC:-

Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, tiling to half walls.

Kitchen/Dining Room:- 17' 7" x 16' 3" (5.36m x 4.95m) maximum measurements

UPVC double glazed windows and double opening doors, fitted with a range of base cupboards and matching eye level units, solid wood work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven and microwave, warming drawer, gas hob and extractor hood over, space for fridge freezer and space for table and chairs, radiator.

Sun Room:- 16' 1" x 6' 5" (4.90m x 1.95m)

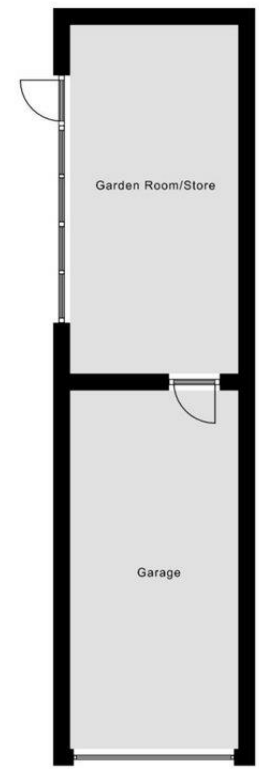
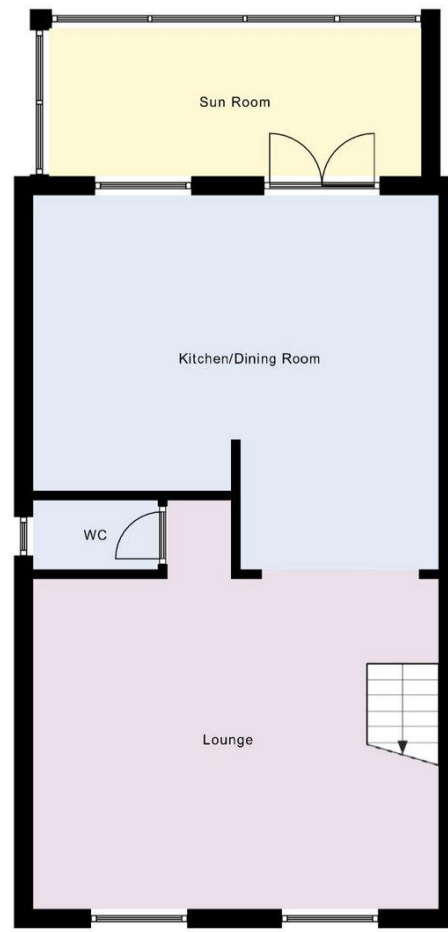
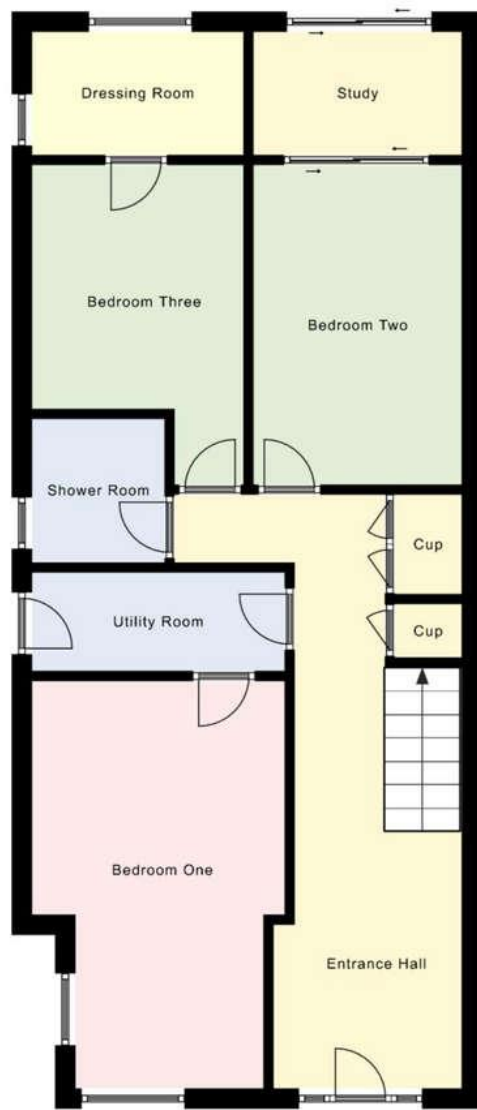
UPVC double glazed windows to rear elevation, polycarbonate roof, laminate flooring.

Outside

The property benefits from a pleasant enclosed garden to the rear, mainly laid to lawn with delightful flowers and shrubs. Patio seating area and pergola. There is a garage and store room to the rear end of the garden with parking beyond (accessed from York Crescent). To the front of the property is a further well maintained garden, side access with covered walk through store.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(Not Actual Position)

Tenure: Freehold

Council Tax Band: D

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£429,995

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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