

## £280,000

### Sea Crest Road, Lee-on-the-Solent, PO13 8HH

**DRAFT DETAILS :** We are awaiting verification from the Vendor that these details are correct



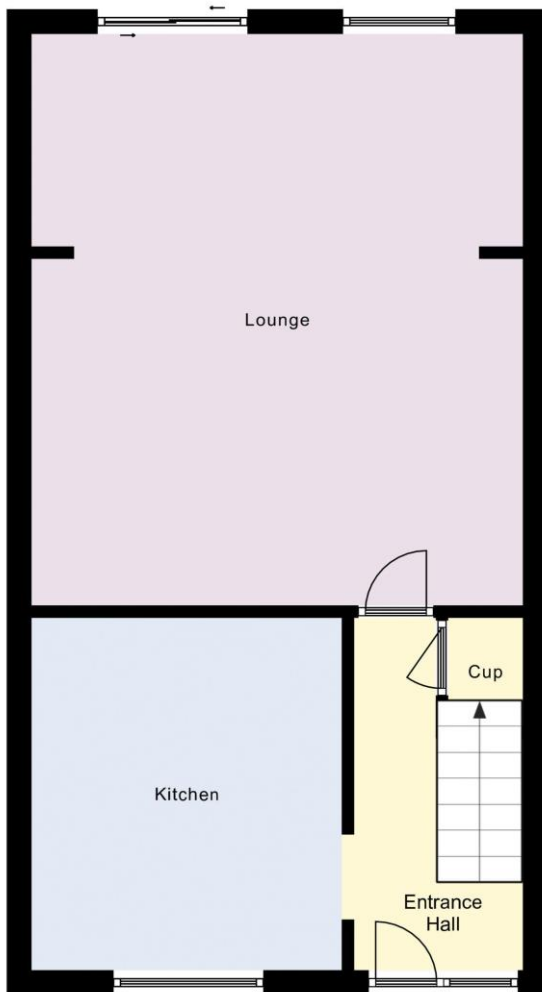
- Mid Terrace House
- Three Bedrooms
- No Onward Chain
- Entrance Hall
- Kitchen
- Lounge
- Bathroom
- Enclosed Rear Garden
- Garage in a Block
- Energy Efficiency Rating:- C(69)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

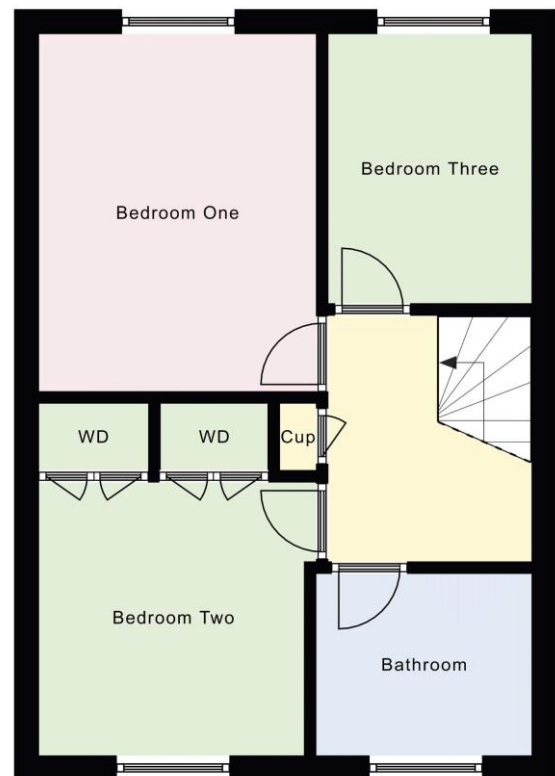
Property Reference: L2596

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor



## The Accommodation Comprises:-

UPVC double glazed door and matching side panel to:

### Entrance Hall:-

Flat and coved ceiling, inset spotlighting, stairs to first floor, under-stairs storage cupboard housing meters, radiator, fire alarm.

### Kitchen:-

11' 9" x 10' 4" (3.58m x 3.15m)

Flat ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single drainer stainless steel sink unit with mixer tap, integrated electric oven with electric hob and extractor fan, space and plumbing for washing machine, space for under counter fridge, space for table and chairs, radiator.



### Lounge:-

19' 8" x 16' 3" (5.99m x 4.95m) maximum measurements

Flat and coved ceiling, radiator, opening to dining area. UPVC double glazed window and sliding patio doors rear garden, radiator.



## First Floor Landing:-

Flat and covered ceiling, access to loft space, cupboard housing boiler and shelving.



## Bedroom Three:-

8' 11" x 6' 9" (2.72m x 2.06m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator.



## Bedroom One:-

11' 10" x 9' 2" (3.60m x 2.79m)

Coved ceiling, UPVC double glazed window to rear elevation, radiator.



## Bathroom:-

6' 11" x 6' 0" (2.11m x 1.83m)

Inset spotlighting, obscured UPVC double glazed window to front elevation, bath with mains shower over and shower screen, close coupled WC, pedestal wash hand basin, radiator.



## Bedroom Two:-

8' 10" x 9' 2" to wardrobe fronts (2.69m x 2.79m)

Coved ceiling, UPVC double glazed window to front elevation, fitted wardrobes, radiator.



## Outside:-

The rear garden is laid out paved for ease of maintenance, raised flower borders with mature shrubs and trees, gate providing rear pedestrian access, outside water tap and light, outside power point, shed to remain. To the front of the property there is a further garden enclosed by low brick wall, laid to pebbles with flower borders. The property benefits from a garage situated in block.



**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted