



Addison  
ESTATE AGENTS



£699,950

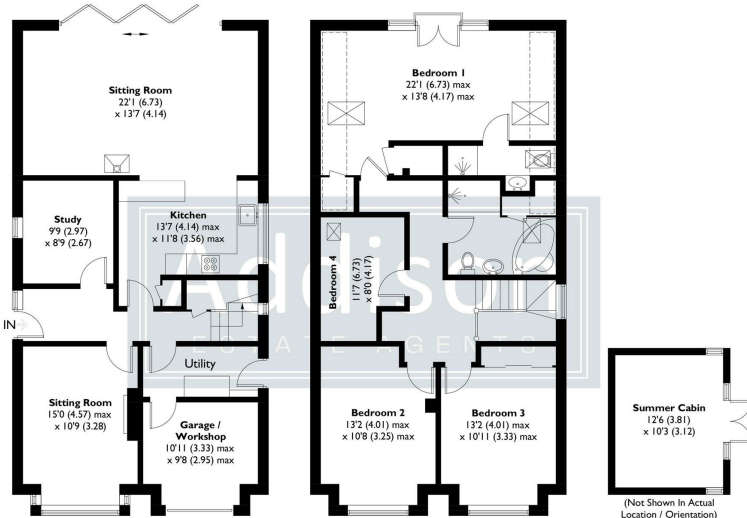
Clifton Road

Lee-On-The-Solent, PO13 9AT

EPC RATING: C COUNCIL TAX BAND: D



APPROXIMATE GROSS INTERNAL AREA = 1957 SQ FT / 181.8 SQ M  
 SUMMER CABIN = 127 SQ FT / 11.8 SQ M  
 TOTAL = 2084 SQ FT / 193.6 SQ M  
 (INCLUDING GARAGE / WORKSHOP)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1268839)  
 Produced for Addison Estate Agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	80
		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS  
 Office 4, First Floor  
 Mithcell House Brook Avenue  
 Warsash  
 Southampton  
 SO31 9HP

OFFICE DETAILS  
 01489 668 999  
 sales@addisonestateagents.co.uk