



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £320,000
Freehold

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360 virtual tour available upon request! A modern two-bedroom end-of-terrace home, built in 2021, ideal for a first-time buyer. The property comprises an entrance hall, cloakroom, kitchen/dining area with integrated appliances, and a living room. Upstairs are two double bedrooms, one benefiting from a walk-in wardrobe (formerly an en-suite), along with a contemporary family bathroom. Externally, the home offers an enclosed, low-maintenance rear garden and two allocated parking spaces directly to the front. This beautifully presented property is within walking distance of Lee-on-the-Solent and has been well maintained by the current owner since new. Call Chambers today to arrange a viewing and avoid disappointment. 0132 665700.

Front Door
Intro:

Entrance Hall
Skimmed ceiling, radiator, consumer unit, large cupboard with hanging space, doors to:

Kitchen/Dining Room
17'29 x 8'67 (5.18m x 2.44m)
Skimmed ceiling with spot lights, PVCu double glazed window to front elevation with shutters, modern range of wall and base/drawer units with work surface over, sink, integrated fridge/freezer, dishwasher and a washer/dryer. fitted electric oven with gas hob and extractor fan over, access to combi boiler (Ideal 2021) radiator, space for dining room table.

Living Room
16'57 x 9'26 (4.88m x 2.74m)
Skimmed ceiling, PVCu double glazed window and french double doors with fitted blinds open to rear garden, television point, telephone point.

First Floor Landing
Skimmed ceiling, PVCu double glazed window to side elevation, access to airing cupboard, access to loft, doors to:

Bedroom 1
17'04 x 9'77 (5.28m x 2.74m)
Skimmed ceiling, PVCu two double glazed windows to rear elevation, radiator, great potential to add fitted wardrobes on the right hand wall. Open to:

Walk-in-Wardrobe
6'95 x 4'98 (1.83m x 1.22m)
Skimmed ceiling, radiator, lighting.

Agent note: The vendor has installed freestanding wardrobes in this space, which can remain. This area was originally an en-suite to the main bedroom; the plumbing has been capped off, allowing it to be reinstated if desired.

Bedroom 2
Skimmed ceiling, PVCu double glazed window with shutters to front elevation, from this window there is a view of the sea through the houses over to the IOW, radiator,

Family Bathroom
7'3 x 6'42 (2.21m x 1.83m)
Skimmed ceiling, PVCu double glazed window to front elevation, modern suite comprising panel bath with shower over, wash basin, WC, heated towel rail, shaver point, tiled.

Outside
Frontage
To the immediate front is a barked border with shrubs, which is to be maintained by the owner.

Rear Garden
A fully enclosed rear garden, mainly laid to lawn, with an additional patio area, storage, and a rear gate providing access behind neighbouring properties.

Parking
Two Allocated parking space in front of the property.

Maintenance Charge
A maintenance charge for the grounds is with Lambert Smith Hampton and the amount for the last period (12 months) was £197.73.

