

Lee-on-the-Solent Office

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Price: £165,000 Leasehold

**8 Albacore Close
Lee-On-The-Solent PO13 8GG**



* Purpose built first floor apartment * Double glazing and gas central heating * Two good size bedrooms *
* Modern finish * Pleasant green area to the front * Cul-de-sac position * Private drive and garage *

8 Albacore Close Lee-On-The-Solent

Directions:

From the one way system in the High Street, Lee-on-the-Solent, turn left into Manor Way and proceed to the new traffic lights. Turn right into Cherque Way, continue past the first roundabout and take the second exit right at the next roundabout into David Newberry Drive. Turn first left into Magister Drive and then first right into Albacore Close. Number 8 can be found following the road to the right, on the right hand side.

Accommodation Comprises:

Covered entrance way with bin store to one side and front door to:

Entrance Hall:

Useful cloaks storage cupboard, stairs to principal accommodation.

Landing:

With double glazed window, smoke detector, airing cupboard.

Lounge: 23' x 10'9 narrowing to 6'10 in the dining area (7.01m x 3.28m narrowing to 2.08m in the dining area)

A bright and airy room with double glazed bay window to the front and further double glazed window to the rear. There are two radiators, coved ceiling. Television point.

Kitchen: 13' x 7'9 (3.96m x 2.36m) (An irregular shaped room - measurements to be used as a guide only)

A modern range of wall and base units are fitted in the kitchen along with a fitted oven and gas hob with cooker hood above. There is plumbing for a washing machine and space for an upright fridge/freezer. Set in a roll edge worksurface is a single drainer one and a half bowl sink unit. The walls have mosaic style splashback tiling. There is also corner display shelving, an extractor fan, tiled flooring, and a double glazed window to the rear. To one corner of the kitchen is a further built-in storage/larder cupboard.

Bedroom One: 11'5 x 10'3 (3.48m x 3.12m)

With double glazed window to the rear elevation, four door built-in wardrobe, coved ceiling, smoke detector.

Bedroom Two: 11'10 (maximum only) x 11'5 (3.61m (maximum only) x 3.48m) (An irregular shaped room and measurements should be used as a guide only)

Double glazed window, coved ceiling, radiator, access to loft space, smoke detector. The loft space is large and could, subject to planning, provide scope for extension.

Bathroom:

Comprising of modern suite of panel bath with full height wall filing, pedestal wash hand basin and W.C. surrounded by half height tiling, electric shaver and light point, extractor fan. Fitted above the bath is a chrome shower alongside a folding shower screen. Radiator.

To The Outside:

At the front of the property is an area of lawn plus external meters.

Garage: 15'10 x 9'5 (4.83m x 2.87m)

Situated to the left of the property the garage has **space for a car on a private drive**. There is an up and over door for vehicular access.

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Current Energy Efficiency Rating: D-64

Council Tax Band: C

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL1583

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

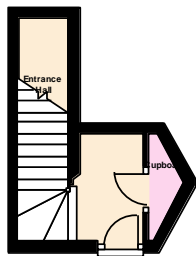
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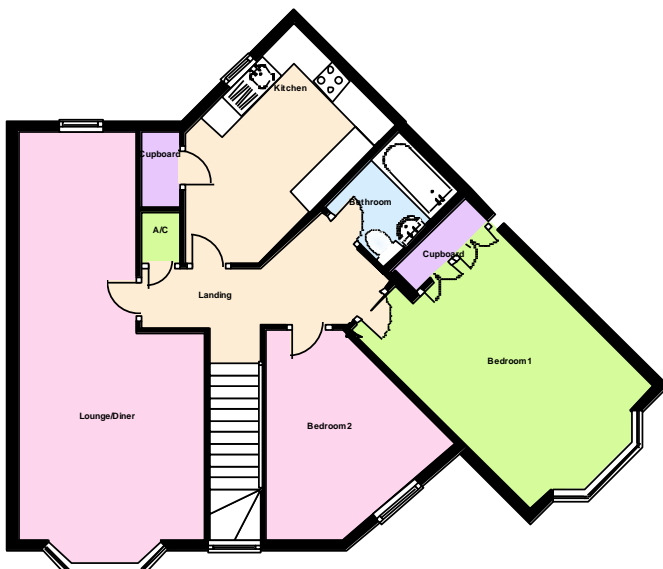
Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 688.89 Sq. Ft (64m²)

Ground Floor



First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.