

**Lee-on-the-Solent Office**

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**Price: £312,500 Freehold**

**152A Portsmouth Road  
Lee-On-The-Solent PO13 9AE**



- \* Detached character bungalow \* Three bedrooms \* Large lounge/dining room \*
- \* Double glazing & gas central heating \* Large garage/workshop to rear \*
- \* Gardens on three sides including private southerly rear garden \*
- \* Close to the beach and seafront\*

## **152A Portsmouth Road Lee-On-The-Solent**

### **Directions**

From the centre of Lee-on-the-Solent seafront head in an easterly direction. On passing The Ship public house turn first left into Portsmouth Road and follow the road almost to the end where number 152A can be found on the left hand side. The property is accessed on foot at the end of the driveway for number 150.

### **Accommodation Comprises:**

#### **Entrance Porch:**

With door and side windows, tiled flooring and front door to:

#### **Entrance Hall: 14'3 x 7'4 max (4.34m x 2.24m max)**

A spacious hallway giving access to all rooms, radiator.

#### **Lounge: 20'8 into bay x 16' (6.3m into bay x 4.88m)**

With UPVC double glazed window to front aspect and two further windows to side. Coved ceiling, multi-fuel stove in brick fireplace, two radiators, television point, sliding doors to:

#### **Conservatory: 10'7 x 8' (3.23m x 2.44m)**

Of dwarf brick wall construction with UPVC double glazed windows and French doors to garden. Polycarbonate roof covering, tiled flooring.

#### **Kitchen: 13' x 10'3 (3.96m x 3.12m)**

Recently re-fitted and comprising a modern range of wall and base units under square edge worksurfaces, inset sink, range oven included, plumbing for washing machine. Tiled flooring and splashbacks. To one corner is a pantry style built in cupboard. The room has a double glazed window and spotlights. Natural light is brought into the room via a beautiful roof lantern.

#### **Bedroom One: 16'1 x 12'1 (4.9m x 3.68m)**

UPVC double glazed window to rear aspect, picture rail, range of built-in cupboard, feature fire place, radiator.

#### **Bedroom Two: 12'1 x 6'10 (3.68m x 2.08m)**

UPVC double glazed window to rear aspect, radiator.

#### **Bedroom Three: 12'1 x 6'5 (3.68m x 1.96m)**

UPVC double glazed window to rear aspect, radiator. There is a built in airing cupboard housing replacement Vaillant hot water and boiler.

#### **Bathroom:**

Comprising a panel bath, pedestal wash hand basin, W.C. Over the bath is a shower and a glazed screen. The tiling includes a decorative mosaic insert, there are ceiling spotlights, radiator, extractor fan and floor tiling.

#### **W.C.**

Low level W.C, tiled flooring.

### **On The Outside:**

The property is approached on foot from Portsmouth Road with a gate providing access into the gardens. The rear garden is southerly facing and enclosed by a high brick wall boundary, approximately 50 ft x 40 ft and private. A gate provides access out to the side providing alternate access to the property. There are also areas of garden to the sides of the property with mature shrubs and a door providing access to:

**152A Portsmouth Road Lee-On-The-Solent**

**Garage:**

With double electric roller door to front, with power and light.

**N.B. Planning permission for a loft conversion providing two bedrooms on a new first floor has been granted.**

**Planning reference number 13/00062/FULL**

**Current Energy Efficiency Rating: D-62**

**Council Tax Band: E**

**Viewing:**

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

**REF: UEL1556**

**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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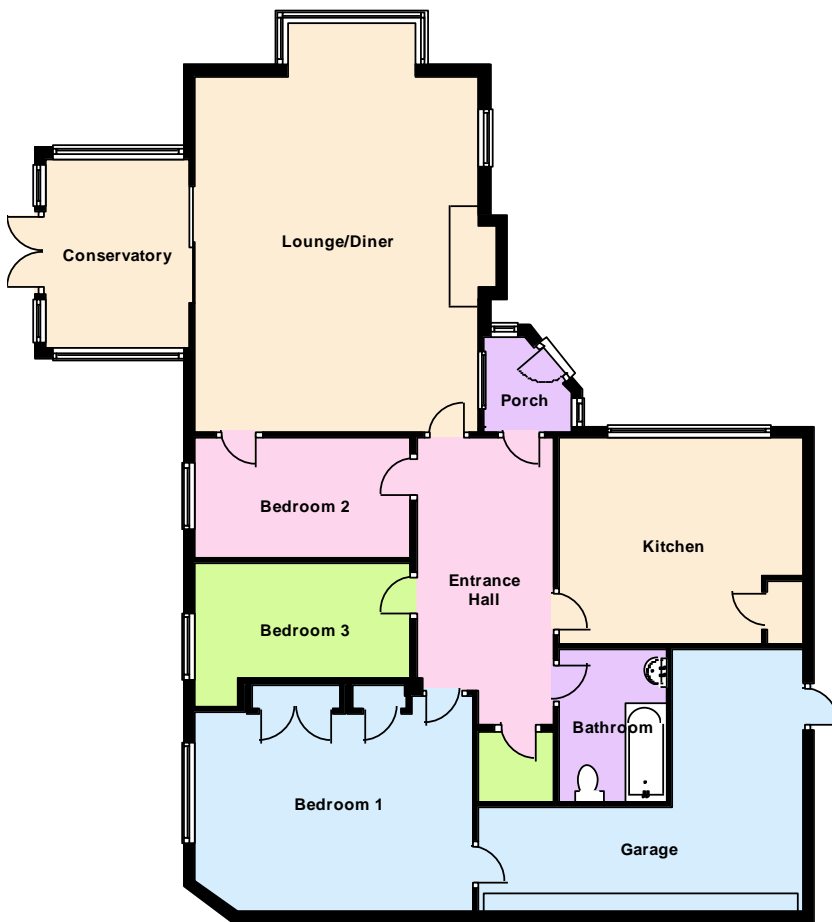
152A Portsmouth Road Lee-On-The-Solent



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

**Floor Area:** 1033.335 Sq. Ft (96m<sup>2</sup>)

Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.