



**6 Eastcliff Close,
Lee-On-The-Solent,
Hampshire, PO13 9JT**

Asking Price: £650,000

Freehold

Eckersley White are delighted to offer for sale this beautifully-appointed, detached home in a quiet cul-de-sac within easy reach of Lee-on-the-Solent High Street and the beach. The property has been thoughtfully improved by the current owners who have given the property a contemporary and stylish theme throughout. If you are looking for a good size southerly garden, generous living space, ensuite facilities, parking and a garage, this may well be the home for you. We will be delighted to organise a viewing at your earliest convenience.

Property

The accommodation comprises:

Double glazed front door to:

Spacious Entrance Hall:

A wonderful area to receive your guests and visitors. The entrance hall has an ornately tiled floor and two sections of 'glass bricks' lending light and style to this space. There are stairs to the first floor accommodation and a useful understairs storage cupboard, ceiling spotlights, radiator and access to the:

WC:

A contemporary suite of square wash hand basin with cupboard unit under, WC, radiator and double glazed window to the front.

Living Room and Dining Space: 23'1 x 12'0 (7.03m x 3.66m)

Just one of the many features of this property is the large living room with an oak finished engineered wood floor throughout this room and into a separate snug. There are double glazed patio doors that lead out to the rear and offer a perfect vista of the garden. A further double glazed window sits to the front. There are two radiators, ceiling spotlights, smart glass bricks that return to the entrance hall. The owners have kept the chimney with its original stone finish.

Snug: 10'10 x 10'0 (3.30m x 3.05m)

At a right angle to the cut and thrust of the living room/diner is a snug area. There is a double glazed window that overlooks the rear garden, radiator, ceiling spotlights and continued oak finish engineered wood flooring.

Kitchen: 12'0 x 8'5 (min widening at the breakfast area) (3.66m x 2.56m)

The owners have completely refitted the kitchen with a range of wall and base units in a classic white Shaker style. They have opted for brushed chrome handles and the units are complimented with contrasting square edge grey worktops. There is decorative tile effect splash wall panelling running along the work surfaces and behind the sink and hob. There are a host of integrated appliances including washing machine, full size dishwasher, gas hob and eye-level electric oven. There is under unit lighting and ceiling downlighters and a double glazed window overlooks the rear garden. Within the work counter is an inset single drainer sink unit with mixer tap above and to one corner, a fitted wine rack. A small breakfast bar area sits ahead of a small area of 'glass bricks'.

On the first floor:

Landing:

Access to fully insulated loft space with fitted ladder and light. There are ceiling spotlights.

Bedroom 1: 11'10 x 10'0 (3.61m x 3.05m)

A good sized double bedroom boasting an entire wall of wardrobes with contemporary sliding doors and a radiator





within. The two doors lead from the wardrobe into the loft store behind. There is a double glazed window overlooking the rear plus radiator. Door leads to:

Ensuite Shower Room:

Of good size and boasting a fully enclosed shower cubicle with splash wall finish, WC with concealed cistern and integrated counter and sink unit with vanity cupboard under. There is a chrome ladder style radiator, tiled flooring and a double glazed window.

Bedroom 2: 15'4 x 9'9 (4.67m x 2.97m)

This room has a range of fitted cupboards including a large airing cupboard with radiator plus a deep eaves storage cupboard with fitted light. There is a radiator and double glazed window to the front plus, to one corner, a double glazed door formerly leading out to a balcony - now not in use.

Bedroom 3: 8'10 x 9'9 (2.69m x 2.97m)

Double glazed window to the front elevation and radiator.

Bathroom:

A modern suite of panel bath with fitted shower and glass screen, splash wall detail, contemporary square sink unit with two drawers, WC, chrome ladder style radiator and a Velux style window and tiled flooring.

Outside:

There is a good size area of paving ahead of a garage with space for a number of cars. The front of the property is finished in an attractive half-brick half-render design and a canopy sits above the garage and part of the entranceway. There is an area of lawn, flower and shrub borders and partial brick enclosures. A path to the left leads to a lean-to shed. A gate leads to the rear garden passing a courtesy door into the garage.

Rear Garden:

Another highlight of this property is the good size southerly rear garden with several mature fruit trees and shrubs. There is a large area of lawn, flower and shrub borders with timber boundary enclosures. A patio sits directly behind the property and timber sheds can be found at the very rear of the garden. There is outside power and water and a raised bed vegetable plot can be found at the end of the garden. This really is a garden lover's dream.

Garage:

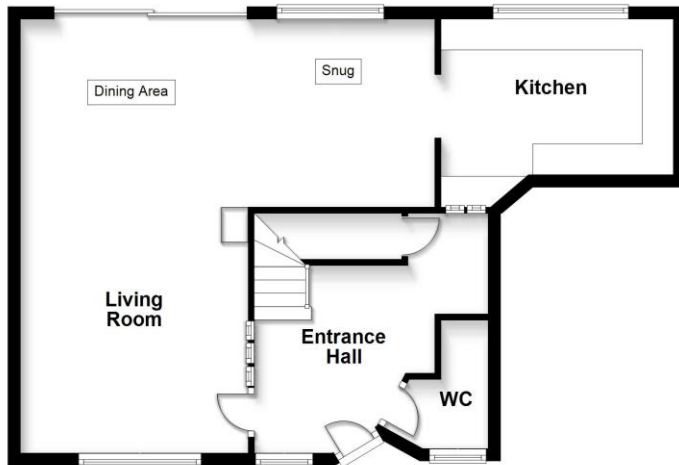
Vehicular access to the garage is from the front drive via an electric up and over door and there is a further courtesy door to the side with power, light and water. The replacement gas hot water boiler can be found here.

Charges

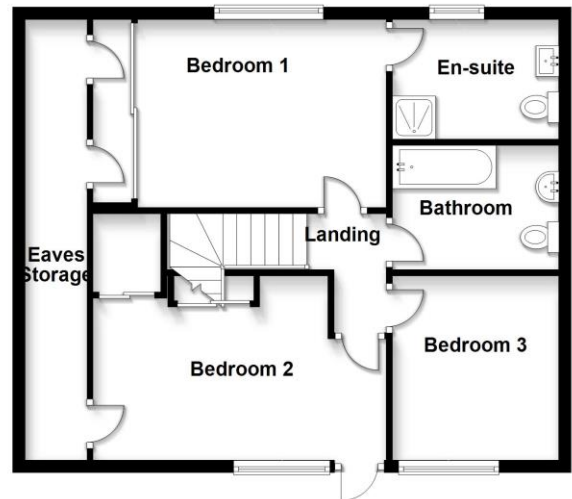
Council Tax Band: E

1195 sq.ft. (Approximate floor area derived from the EPC)

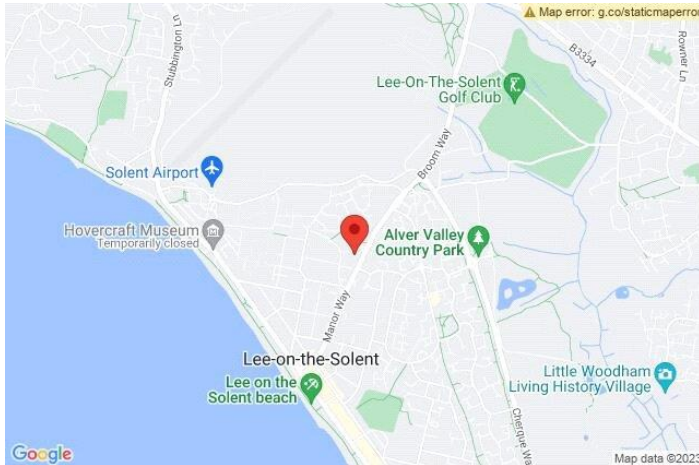
Ground Floor



First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



Directions

Proceeding away from the High Street and the one way system, proceed down Manor Way and following the bend in the road where it turns inland past the Squash & Tennis club. Continue past Westcliff Close and onto Eastcliff on your right hand side. Number 6 is just in on the right.

Eckersley White - Lee-on-the-Solent

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Disclaimer

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