

Lee-on-the-Solent Office

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Price: £569,950 Freehold

4 Victoria Square
Lee-On-The-Solent PO13 9NF



- * Four bedrooms, 2 en-suite * Lounge * Kitchen, dining room * Utility room *
- * Underfloor heating to the ground floor, radiators on the first * Fully fitted kitchen *
- * Oak internal doors * Good size gardens * Integral garage with access from indoors *
- * NHBC Warranty * Ample off road parking *
- * Real attention to detail *

4 Victoria Square Lee-On-The-Solent

Directions:

From our offices, proceed westerly on foot down the High Street until the turning right into Milvil Road. Walking towards St Faith's Church down Milvil you will see Victoria Square on the left. Turn into the square and continue to the right turn after the Church.

The Accommodation Comprises:

'Secured By Design' composite front door set under a tiled canopy with oak uprights leading to:

Entrance Hall:

The entrance hall has premium, Balterio bevelled edge laminate wood flooring, an understair storage cupboard, detailed 'open cut' string staircase with oak hand rails and stair runner to first floor. Oak doors lead to all rooms and are complimented with chrome furniture. An alarm operation box and entry point sensor is installed. Access to the garage can be achieved from the hallway.

Lounge: 17'3 x 11' (5.26m x 3.35m)

With Balterio wood effect laminate flooring, double glazed window, drop lights and a lined chimney flue for use with multi fuelled stove. A particular feature of this room is the bi-fold doors which lead directly onto the large garden patio. There are multiple power points finished in satin chrome plus a dedicated television media plate.

Kitchen: 19'3 x 9'5 (5.87m x 2.87m)

Featuring a professionally designed Howdens kitchen in 19mm thick dark graphite door finish with contrasting quartz worktops and upstands. The kitchen has a full range of wall and base units including deep pan drawers and pull out shelving. Integrated appliances in the kitchen include fridge/freezer and dishwasher. There is a freestanding range cooker with glass and chrome hood above and a glass splashback. Contemporary under unit lighting and satin chrome switches and sockets and sunken ceiling downlighters and drop lights are also installed. There are double glazed windows to the front and side elevations. The floor is finished in coordinating laminate wood flooring

Utility Room: 9'6 x 5'2 (2.9m x 1.57m)

With fitted Howdens cupboards, quartz worktops with inset sink unit . A Vaillant EcoTec boiler is located in this room as is the fully fitted/washer dryer. A double glazed composite door leads out to the side path and rear garden.

W.C:

Comprising of concealed cistern W.C, contemporary wash handbasin with cupboard under, tiled flooring, extractor fan.

On The 1st Floor

Landing:

With a double glazed window to the front, carpeted flooring (throughout the 1st floor). There is access to an insulated attic via a fully fitted 'Slingsby' style drop down wooden ladder.

Bedroom One: 14' x 11'3 (4.27m x 3.43m)

Positioned to the rear of the house, this room has a radiator, satin chrome switches and sockets plus an elevated television point to accommodate a wall hung TV. Double glazed window.

En-suite Shower Room:

Comprising a fully fitted shower cubicle, concealed cistern W.C., wash hand basin set in a vanity unit with cupboard under, extractor fan, tiled floor.

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Bedroom Two: 13'8 x 10' (4.17m x 3.05m)

A further double bedroom featuring radiator, satin chrome switches and sockets, raised television points, double glazed window to the front.

En-suite Shower Room:

With enclosed shower cubicle, contemporary wash hand basin and concealed cistern W.C., tiled floor and part tiled walls. Extractor fan, downlighters.

Bedroom 3: 11'6 x 11'3 (3.51m x 3.43m)

With double glazed windows to the rear and side, radiator, contemporary switches and sockets, television point for wall mounted TV.

Bedroom 4: 11'2 x 8' (3.4m x 2.44m)

Double glazed window to the front, radiator, satin chrome switches and sockets, television point.

Family Bathroom:

A contemporary suite of panel bath with fitted shower over, concealed cistern W.C., wash hand basin in vanity unit with cupboard under, tiled floor, part tiled walls, illuminated mirror. Double glazed window.

Outside

To The Front:

The front of plot 2 has been laid for off road parking, pleasantly arranged with matching sandstone border setts. A path leads to the back gate and rear garden. Meters are external and located here.

To The Rear:

The rear garden has a large, shaped patio and good size lawn. It is enclosed with timber fencing. There is an outside tap and lighting.

Garage: 20' x 10'7 (6.1m x 3.23m)

Featuring a Hormann garage door with electrical motorised mechanism, controlled by keyfobs. Light and power points are fitted. There is a courtesy door leading out to the rear garden and internal door from the entrance hall.

Council Tax Band: F

Viewing:

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

REF: UEL2031

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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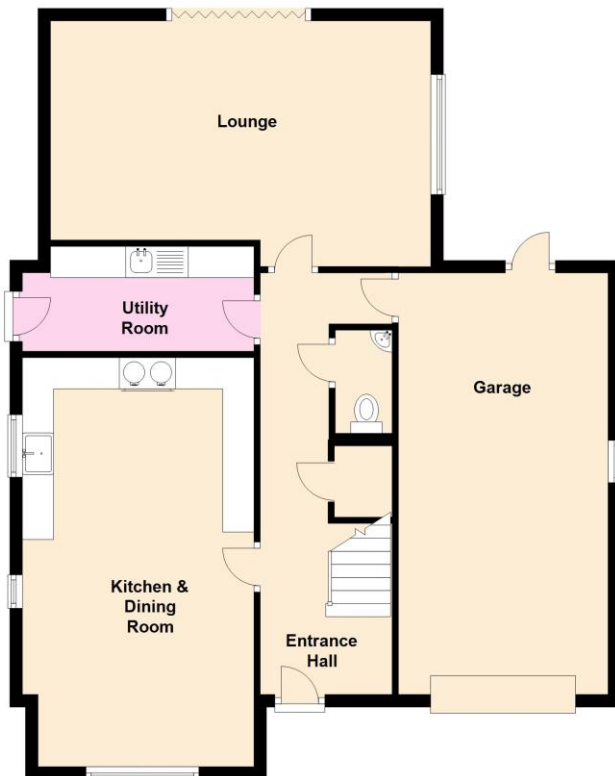
4 Victoria Square Lee-On-The-Solent



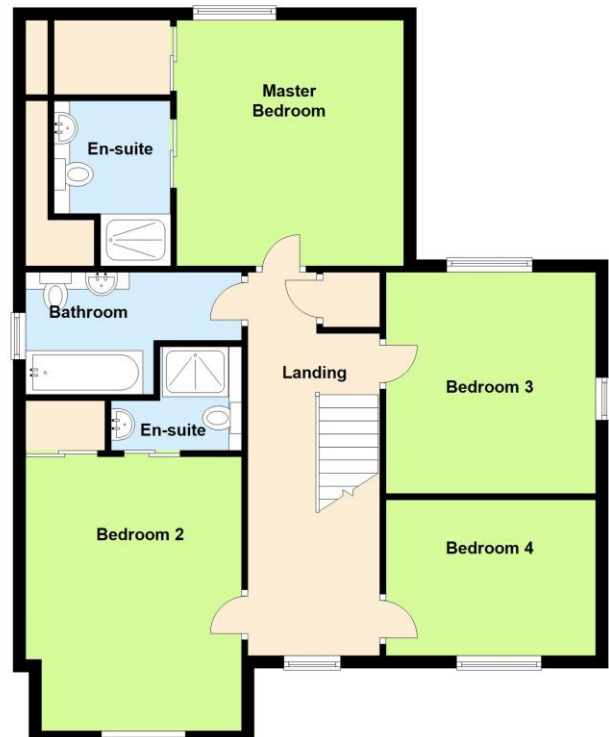
Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: TBC

Ground Floor



First Floor



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