



GUIDE PRICE
£500,000
8 Eastcliff Close
Lee-on-the-Solent, PO13 9JT

PROPERTY SUMMARY

Within walking distance to Lee on the Solent beach and the high street's wide range of shops and amenities, this three bedroom, fully detached house has huge potential and is a great opportunity for the future owner to put their own mark on their next home. Although requiring modernisation throughout, the property boasts generous accommodation with three well-proportioned bedrooms, a kitchen/breakfast room and a large living/dining space that opens onto a quiet south facing garden which offers a great degree of privacy. Other features include a private driveway, a single garage and downstairs w/c. Please call us in our Stubbington branch to book a viewing today and avoid missing out.





ENTRANCE HALL

LOUNGE 22' 11" x 13' 11" (6.99m x 4.24m)

KITCHEN/BREAKFAST ROOM 17' 6" x 8' 7" (5.33m x 2.62m)

DOWNSTAIR W/C 5' 8" x 5' 8" (1.73m x 1.73m at widest point)

UPSTAIRS LANDING

BEDROOM 1 14' 1" x 12' 3" (4.29m x 3.73m)

BEDROOM 2 12' 3" x 12' 3" (3.73m x 3.73m)

BATHROOM 7' 9" x 6' 10" (2.36m x 2.08m)

SEPERATE W/C 4' x 3' 11" (1.22m x 1.19m)

BEDROOM 3 14' 1" x 6' 10" (4.29m x 2.08m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

INTEGRAL GARAGE 15' 8" x 7' 11" (4.78m x 2.41m)

REAR GARDEN



GROUND FLOOR

1ST FLOOR



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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk