



£435,000
Freehold

**27 Beaufort Close,
Lee-on-the-Solent, Hampshire PO13 8FN**



Quick View

	3 Bedrooms		Garage
	2 Living Rooms		2 Bathrooms & Cloak
	Link Detached House		EPC Rating TBC
	Parking for Two Cars		Council Tax Band D

Reasons to View

- Kerb appeal doesn't end at the kerb here! This lovely home has been beautifully looked after and is just as immaculate inside as it is out.
- With the garage and two tandem spaces, there's plenty of parking here too!
- Recently replaced flooring throughout the home give a practical modern look downstairs, and replaced carpet provides a cosy upstairs.
- It's a sun worshippers' dream here. A low-maintenance south-facing back garden means you can come home, relax and enjoy a stress-free weekend.
- It's just a 15 minutes' walk to Lee on the Solent Juniors and a 10-minute bike ride to Kings Academy Bay House, so the school run should be a breeze.
- Enjoy entertaining and cooking up a storm in the recently fitted kitchen. Or keep an eye on the children doing their homework at the dining room table whilst preparing the family meal.

Description

Walking up to the front door, you'll be instantly impressed by the manicured front garden and grass that is very well kept, offering the option for additional parking in the future should you need it. Tandem parking leads to the 20' garage, which has plenty of space for your car, bikes and kayaks.

Stepping into the hallway, you'll notice the sleek white oak wood-effect flooring which runs throughout the downstairs, and smooth ceilings, also throughout, which gives a modern, tidy look. The cloak room is conveniently situated to the front with a white suite, and stairs lead to the first floor.

The sitting room has an Adam-style fireplace and is fitted with an electric flame-effect fire – perfect for those cooler evenings when you want to cosy up. The understairs cupboard is a valuable space, and as it has power and light, you could utilise it as an occasional work from home space, as well as additional storage!

The dining room and kitchen are split by an arch, creating a very sociable space perfect for entertaining, especially in the summer when you can throw open the French doors from the dining room out to the garden.

The kitchen has recently been fitted with new grey gloss units with super handy pan drawers and a range of units. There's space for a fridge, dishwasher & washing machine. A ceramic 1 ½ bowl sink unit complements the look with stylish brick-style splashbacks. A door leads to the garden.

Upstairs, the main bedroom, overlooking the front, has two double wardrobes, so no fighting for space here! The ensuite is generous in size with a double shower cubicle and attractive tiling. The other two bedrooms, both with wardrobes, share the family bathroom which has a shower over the bath for convenience.

The sunny southerly aspect garden is a sun worshipers delight! Landscaped, with low maintenance in mind, a pretty pergola offers some shade, and the patio is a great spot to enjoy the summer BBQ's. There's convenient side access via a gate, and a personnel door gives rear access to the garage.

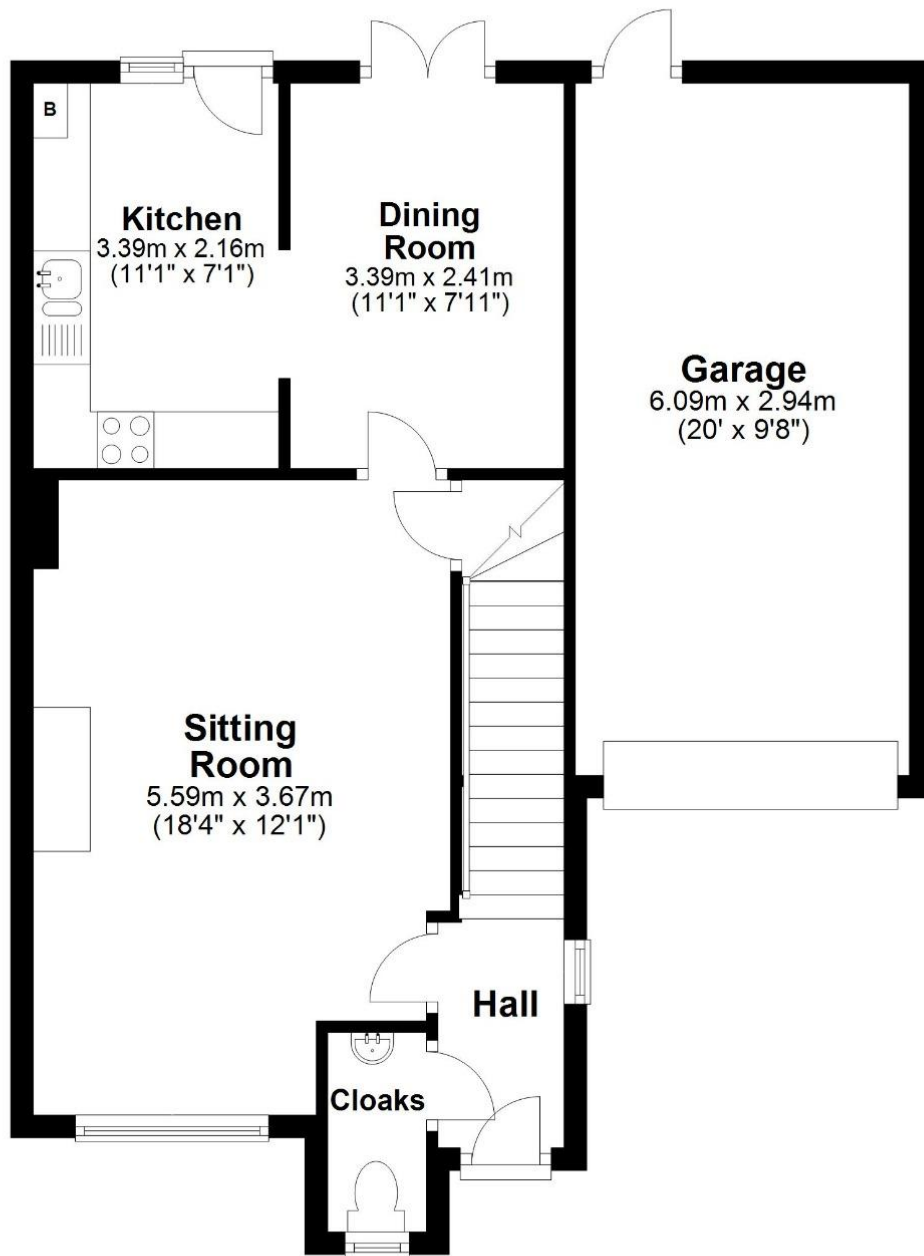
This home is presented in wonderful condition, and our sellers have secured their next home. You could literally place your furniture down, put your feet up and enjoy living here in no time.

Directions

<https://what3words.com/pull.posts.steer>

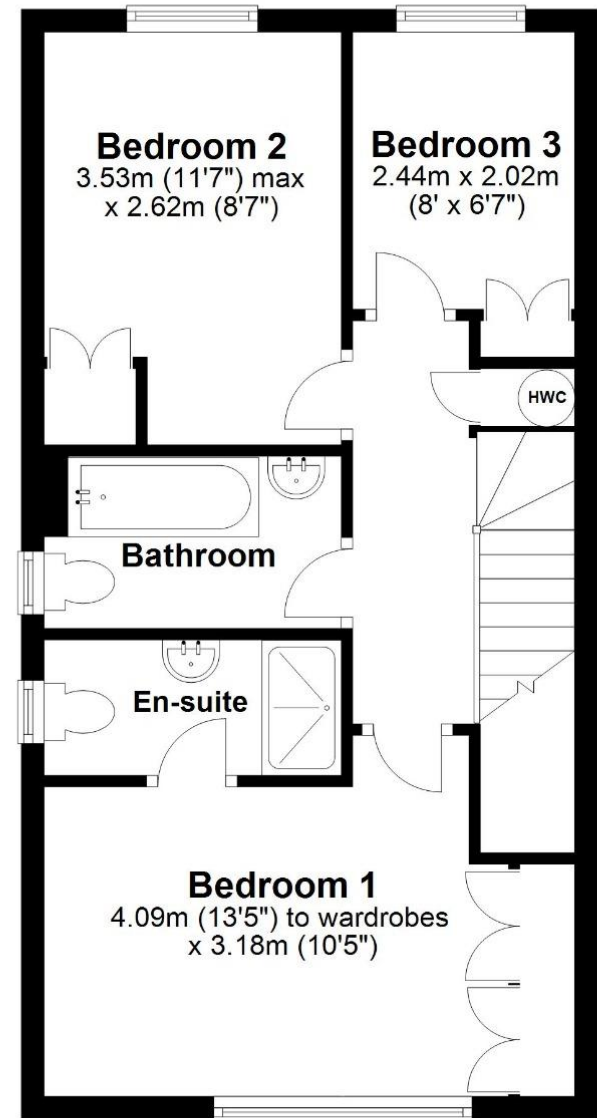
Ground Floor

Main area: approx. 43.7 sq. metres (470.0 sq. feet)
Plus garages, approx. 17.9 sq. metres (192.7 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Main area: Approx. 84.3 sq. metres (907.8 sq. feet)

Plus garages, approx. 17.9 sq. metres (192.7 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast