



**Windsong, Drake Road,  
Lee-On-The-Solent,  
Hampshire, PO13 9NS**

**Asking Price: £430,000**

*Freehold*

An opportunity to purchase one of a handful of Mansard variety of detached homes dotted throughout the Lee-on-the-Solent area. Windsong is located in west Lee-on-the-Solent, just one road back from Marine Parade West and within easy reach of the beach and seafront. Whilst the property would benefit from some modernisation, it does offer a pleasant arrangement of accommodation with 2 reception rooms, 3 good size bedrooms and an attractive rear garden plus parking to the front. Lee-on-the-Solent offers a range of facilities and popular amenities at its centre and popular school catchments. This property is being offered for sale chain free and we would welcome your enquiries.



## Property

The accommodation comprises:

Front door to:

### Entrance Porch:

With timber front door set under a tiled and pitched roof. With a further inner door to:

### Entrance Hall:

Upon entering you are greeted with stairs to the first floor accommodation plus doors to both living room and dining room.

### Living Room: 18'1 x 12'3 (5.51m x 3.73m)

Featuring a bow small leadlight window to the front elevation, radiator, gas fire set in a stone surround and original picture rail. A further door to the rear leads into the kitchen and a second into the conservatory.

### Dining Room: 12'2 x 10'0 (3.71m x 3.05m)

A good size dining room leading onto the kitchen and accessed from the entrance hall. There is a picture rail, fitted cupboards, radiator, leadlight bow window to the front.

### Kitchen: 15'2 x 7'4 (4.62m x 2.23m)

A galley style kitchen comprising fitted units with square edge worktops, space for slide in cooker, double drainer stainless steel sink unit and under counter appliance space. A double glazed door leads out to the side and windows look out to the conservatory at the rear. There is a built in pantry style cupboard.

### Conservatory: 23'4 x 7'3 (7.11m x 2.21m)

The conservatory leads out directly onto the rear garden and has double glazed French doors and windows.

### WC: 6'3 x 4'11 (1.90m x 1.50m)

With double glazed windows, WC, wash hand basin set in a vanity cupboard with cupboards beneath, splashback tiling and an additional window to the side.





### **Landing:**

With window to the rear elevation and beneath window storage, access to loft space and picture rail.

### **Bedroom 1:** 12'2 x 11'0 (3.71m x 3.35m)

With a double glazed window to the front elevation, built in two door wardrobe, radiator and cupboard housing the hot water boiler.

### **Bedroom 2:** 11'0 x 11'2 (3.35m x 3.40m)

With double glazed window, two door wardrobe, additional window to the side elevation, picture rail and radiator.

### **Bedroom 3:** 9'0 x 6'6 (2.74m x 1.98m)

With window to the side elevation and radiator.

### **Bathroom:** 9'0 x 6'4 (2.74m x 1.93m)

Comprising of both panel bath and separate shower cubicle plus pedestal wash hand basin,

WC, radiator and window to the side.

### **Outside:**

The frontage has been separated into an area of shingle, flower and shrub borders and concrete drive and pathway.

### **Rear Garden:**

Of good size with a large area of shaped lawn, flower and shrub beds, mature trees.

### **'Railway Carriage/Store'**

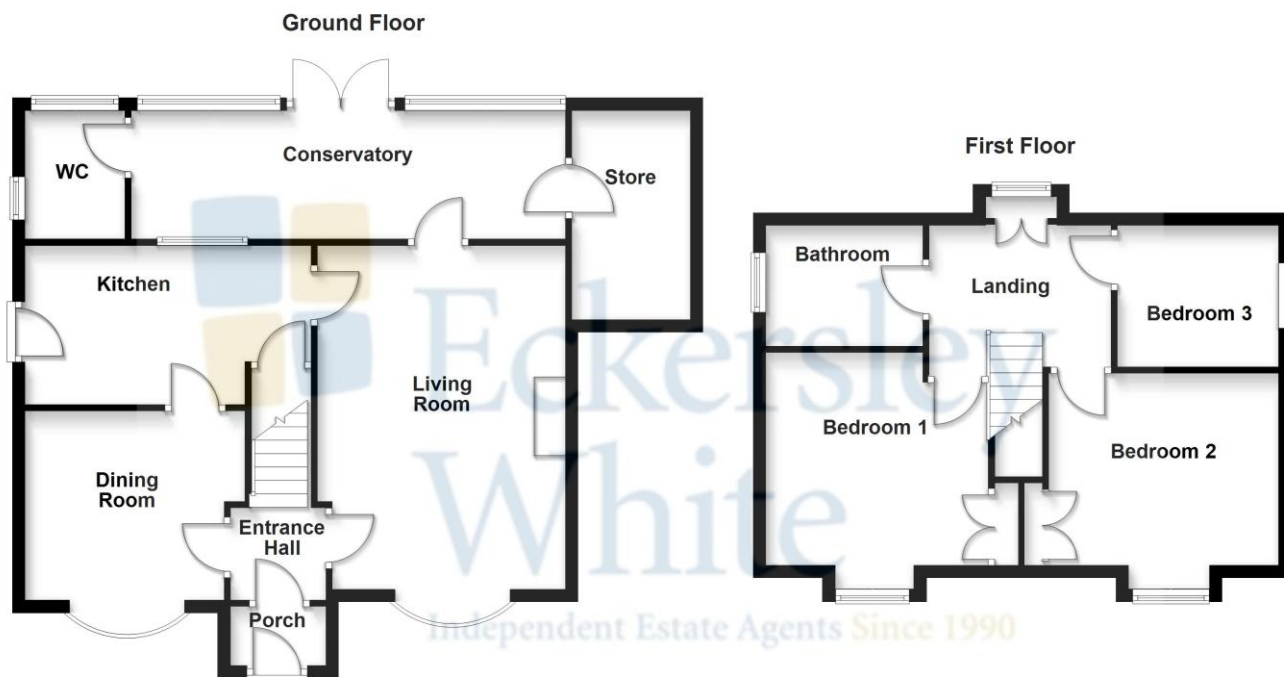
Constructed by the owner.

### **Charges**

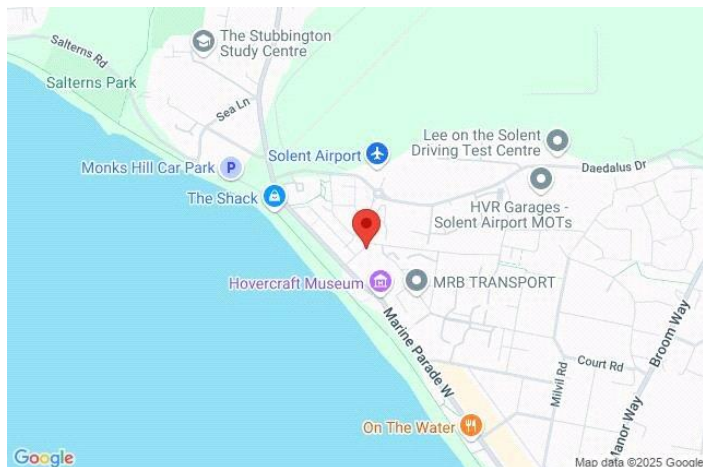
Council Tax Band: E

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





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



### Directions

From our office here in Lee-on-the-Solent proceed away from the High Street turning right onto Beach Road. Turn right onto Marine Parade East and follow the road until it becomes Marine Parade West where Drake Road can be found on the right hand side next to the Hovercraft Museum.

### Eckersley White - Lee-on-the-Solent

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.