



**3a Russell Road,  
Lee-On-The-Solent,  
Hampshire, PO13 9HR**

**Asking Price: £560,000**

*Freehold*

A very rare chance to purchase a 3 bedroom detached home in a sort-after location, moments from the shops, amenities, beach and seafront. The property benefits from 3 reception room, downstairs cloakroom, a large main bedroom with doors opening on to a balcony, block paved driveway for several cars and a garage. We have great pleasure in offering this property for sale.

READY TO GO

## Property

The accommodation comprises:

### Porch:

Entrance through double glazed front door, double glazed window to side, ceramic tiled floor and alarm system. Door to:

### Entrance Hall: 13'10 x 7'10 (4.22m x 2.39m)

Spacious with radiator, laminate wood flooring and fitted carpet to stairway, wooden banister with wrought iron spindled balustrade, coved ceiling. smoke alarm, chrome switches and sockets.

### Cloakroom:

Comprising suite of WC, corner hand basin with splashback tiling, illuminated mirror, radiator, extractor fan, vinyl tiled floor.

### Lounge: 14'0 x 14'0 (4.27m x 4.27m)

A bright and airy room having full depth picture window to front and patio doors to side aspect. Two radiators, coved ceiling, chrome switches and sockets, carpeted floor, air conditioning unit. Glazed oak access doors leading to:

### Dining/Study/Bedroom 4: 9'10 x 13'0 (3.00m x 3.96m)

With double glazed window, radiator, telephone point, laminate wood flooring and French doors to rear decking area.

### Kitchen/Dining/Snug: 25'0 x 17'10 (7.62m x 5.44m)

Max L-shaped.

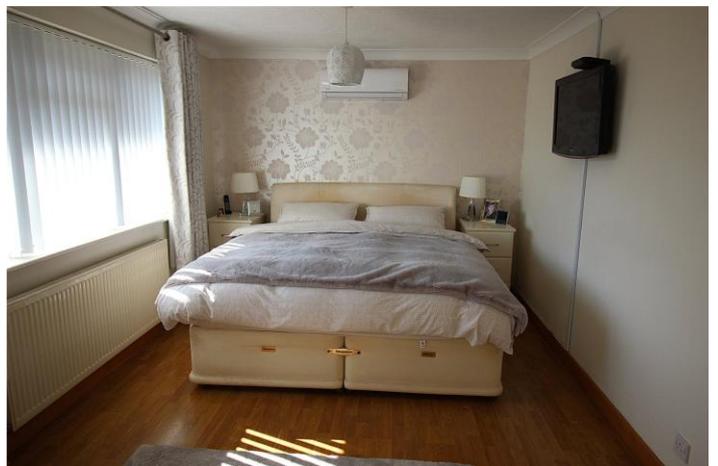
Double glazed window to side. A selection of wall and base units, including pan drawers and concealed wine rack, integrated Smeg dishwasher, roll edge work surfaces, tiled splashback, inset one and half bowl stainless steel sink with chrome mixer tap over, hob with chimney style extractor hood over, eye level gas double oven and grill and American style fridge/freezer. Ceramic tiled floor.

### Snug Area:

With two radiators, spotlights, smoke alarm, and laminate flooring, double glazed back door and double glazed side window, utility cupboard with space for washing machine and tumble dryer, air conditioning unit, utility cupboard with plumbing for washing machine and tumble dryer. Personal door to Garage.

### On The First Floor Landing:

With double glazed window to side aspect, access to partially boarded loft space with light and ladder, smoke alarm and oak doors to:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Bedroom 1:** 22'4 x 10'0 (6.81m x 3.05m)

Complete with fitted contemporary wardrobes plus deep over stair built in wardrobe cupboard, two radiators, coved ceiling, laminate floor, air conditioning unit, double glazed window plus double glazed patio doors opening onto a balcony.

**Bedroom 2:** 13'0 x 8'0 (3.96m x 2.44m)

Double glazed window to rear, radiator, coved ceiling and built in wardrobe.

**Bedroom 3:** 9'0 x 7'10 (2.74m x 2.39m) into wardrobe.

Laid out as a dressing room currently with one wall of modern sliding door wardrobes, radiator, coved ceiling, double glazed window to rear.

**Bathroom:**

Comprising of free standing bath with chrome mixer tap, separate curved glass shower cubicle with chrome mixer and waterfall shower options, WC, floating wash hand basin with chrome mixer tap, tiled walls and floor, chrome heated towel rail, radiator, illuminated mirror and modern white bathroom cabinet, spotlights, extractor and double glazed window to side.

**To The Outside:**

**Front & Side Gardens:**

Particularly well screened by high hedging, the garden is lawned with mature shrub borders, a selection of younger trees, garden shed and a front corner decking area to get sun most of the day, attractive gated driveway with hardstanding for several cars. leading to:

**Garage:** 16'0 x 8'0 (4.88m x 2.44m)

With up and over vehicle door, personal door, electric light and power, gas and electric meters, replacement Worcester combination gas boiler.

**Rear Garden:**

Comprising an extensive decking area linking right across the rear of the property from the kitchen to the side garden, lighting, power, tap and water feature.

**Agents notes:**

Gas central heating with Worcester Bosch combi boiler and fitted inverter Air conditioning/heating. Cavity wall insulation. All blinds will be left.

**Charges**

Council Tax Band: E

1345 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

From our office, proceed along the one way High Street until Russell Road on your left. Number 3a is in on the left.

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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.