

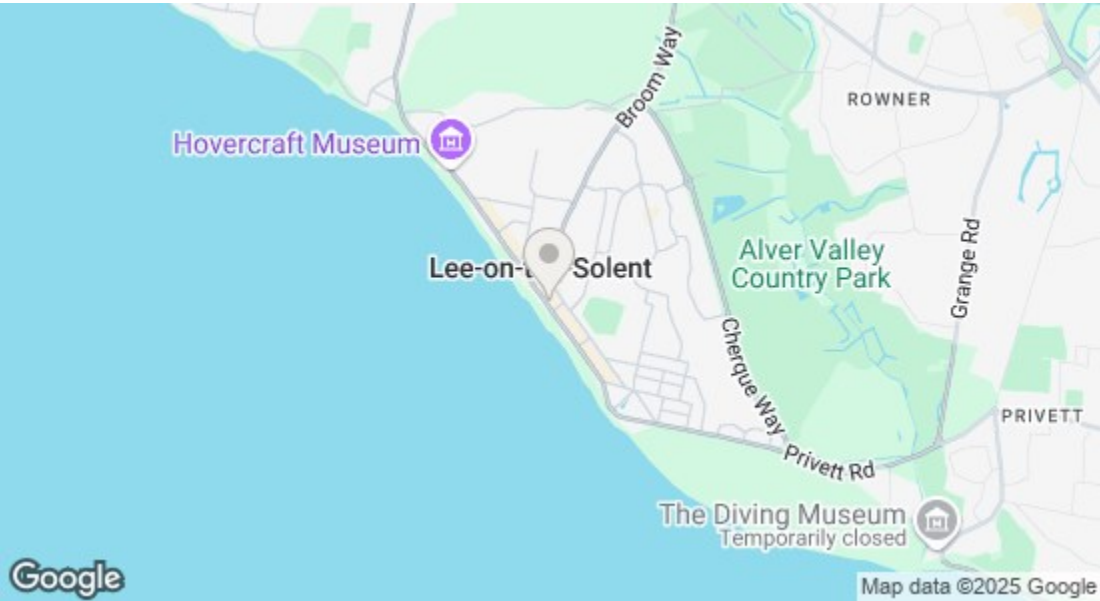
12, Bembridge Lodge Marine  
Parade East, Lee-On-The-Solent,  
PO13 9LA

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BEDROOMS BATHROOMS RECEPTIONS

 02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

ECKERSLEYWHITE.CO.UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	





## SUMMARY

Offered for sale chain free is this spacious 2 bedroom apartment on the 3rd floor of one of the most attractive and popular blocks on the seafront making, it a perfect seaside home. The owners have improved the property with a refitted kitchen, triple glazed bi-fold doors onto the very functional balcony, and 2 smart bedrooms to the rear. The allocated secure underground parking space is accessed from the rear of the property where there is also a number of visitor spaces. A great location with the High Street (post office, chemist, supermarkets, bars and restaurants) just minutes away. The property comes with a share of the freehold and the opportunity to buy furnished if desired.

Living Room: 13'8 x 11'6 (4.17m x 3.50m)

With attractive parquet flooring, a double glazed window to the side, a built in cupboard to one corner housing the replacement combination hot water boiler, radiator, coved and smooth finish ceiling. There is triple glazed bi-fold doors that offer a superb Solent and Isle of Wight view and pull back to bring the view in. An archway leads to the:

Kitchen/Diner: 18'8 x 9'0 (5.69m x 2.74m)

Comprising a range of replacement units, the kitchen/diner has a number of floor and eye-level units, a built in electric oven and gas hob plus plumbing and space for a washing machine and space for a fridge/freezer. There are central ceiling spotlights, radiator and dedicated downlights above an inset sink with contemporary mixer above. A triple glazed window overlooks the Solent and Isle of Wight and there is ample space for table and chairs.

Inner Hallway:

With built-in linen cupboard with fitted radiator for drying. There is a further deep storage cupboard.

Bedroom 1: 12'0 x 11'2 (3.66m x 3.40m)

With a double glazed window to the rear elevation, radiator, coved ceiling and built in wardrobe.

Bedroom 2: 11'6 x 9'8 (3.50m x 2.95m)

With a double glazed window to the rear elevation, radiator, three door wardrobe and coved ceiling.



### Anti-Money Laundering (AML)

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

### Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

### Lease Information

Lease of 947 Years

Ground Rent - £0

Service Charge £1800

FOR SALE  
£330,000

