



TOTAL FLOOR AREA: 663 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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2 Waters Edge, Marine Parade
East, Lee-On-The-Solent,
Hampshire, PO13 9BW

 2  1  1
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		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SUMMARY

We are delighted to offer for sale this two bedroom first-floor seafront apartment, located on the east side of the promenade. This property enjoys stunning views across the Solent, a private balcony, and the benefit of a garage, making it ideal as a main residence, coastal retreat, or investment purchase. Offered with NO ONWARD CHAIN.

The apartment is accessed via a secure entry system into a communal hallway, with stairs leading to the first floor. On entering the property, you are welcomed by a generous hallway with useful built-in storage and access to all rooms.

The accommodation comprises of a good size lounge/diner that enjoys plenty of natural light and access to a private balcony, perfect for taking in the sea breeze and uninterrupted views. The room offers ample space for both living and dining furniture, making it ideal for entertaining or relaxing by the coast.

The kitchen is fitted with a range of wall and base units, with space for appliances and two windows giving a pleasant outlook. Both bedrooms are well-proportioned doubles, benefitting from built-in wardrobes, providing excellent storage. The shower room features a curved glass shower cubical with electric shower, vanity basin, and WC.

Externally, the apartment includes a garage in the block below, providing additional storage. The building is has a neatly maintained garden, and its prime position offers direct access to the beach and promenade.

Located just a short walk from Lee-on-the-Solent's vibrant high street, with its array of independent shops, cafes, and local amenities, this property offers a fantastic lifestyle opportunity by the sea.

Lounge / Diner: 18'4 x 10'11 (5.60m x 3.33m)

Kitchen: 10'10 x 6'8 (3.29m x 2.04m)

Bedroom One: 14'1 x 10'0 (4.285m x 3.05m)

Bedroom Two: 11'7 x 8'2 (3.53m x 2.50m)

Bathroom: 8'9 x 6'8 (3.53m x 2.50m)

Balcony: 6'9 x 5'1 (2.06m x 1.55m)



Anti-Money Laundering (Aml)

Eckersley White 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.

Removals 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. Bernards 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

SHARE OF FREEHOLD - COUNCIL TAX BAND: D

Disclaimer Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

