

Marine Parade East, Lee-on-the-Solent, PO13

Approximate Area = 898 sq ft / 83.4 sq m
Garage = 132 sq ft / 12.3 sq m
Total = 1030 sq ft / 95.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1326984



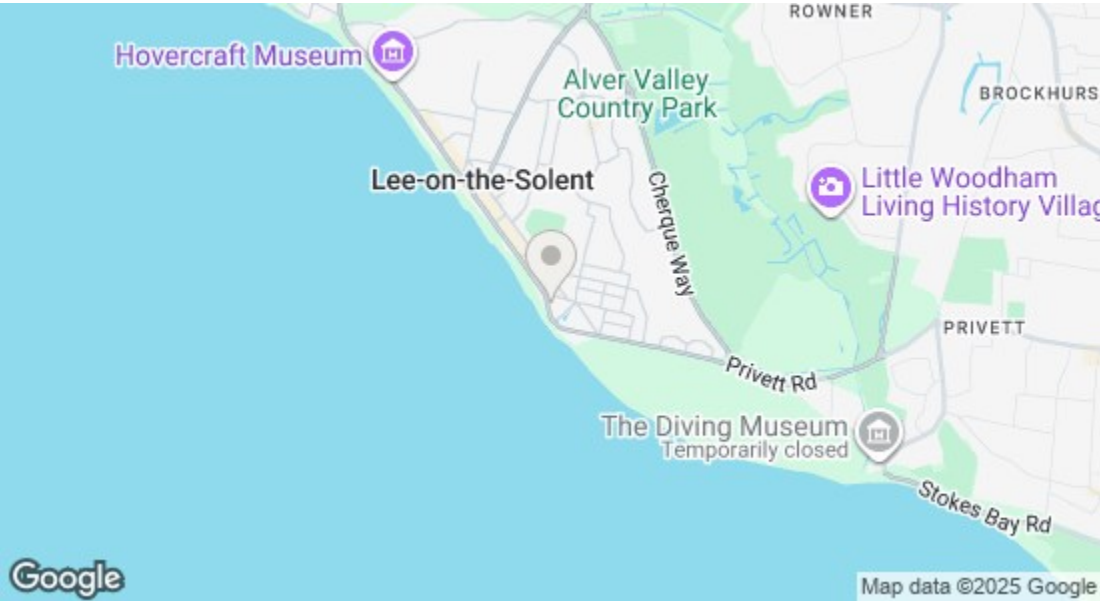
10 Seaview Court Marine Parade
East, Lee-On-The-Solent,
Hampshire, PO13 9BA

 2  2  1
BEDROOMS BATHROOMS RECEPTIONS

 02392 553 636

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

ECKERSLEYWHITE.CO.UK



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	82	85
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





SUMMARY

Bernards Lee-On-The-Solent are privileged to have this fantastic 2 double bedroom, first floor apartment with lift and direct sea views. Set along the picturesque Marine Parade East, offering a delightful coastal living experience. The apartment boasts an 18ft Living Room with direct sea views and sliding doors leading to your private westerly facing balcony. The 24ft kitchen/dining room also offers sea views and comes with a bespoke made kitchen with granite worktops.

The apartment has 2 double bedrooms including ensuite shower room to the main bedroom. Bedroom 2 is an impressive 16ft. There is also a well proportioned shower room.

In addition to its appealing interior, the property includes a single garage, a valuable asset in this sought-after area. Communal parking and lift and stairs to all floors. Residents can enjoy the nearby amenities and the stunning views of the Solent.

With its prime location and well-designed living spaces, this flat on Marine Parade East is a wonderful opportunity for anyone seeking a blend of comfort and coastal charm. Don't miss the chance to make this delightful property your own.



Anti Money Laundering

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.

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.

