

Asking Price £450,000

6 Marine Parade East, Lee-On-The-Solent PO13 9FR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO CHAIN
- ❖ HUGE LIVING SPACE
- ❖ SEA FACING
- ❖ GREAT LOCATION TO THE HIGH STREET
- ❖ BEAUTIFULLY DECORATED COMMUNAL AREAS
- ❖ GROUND FLOOR

We are delighted to offer this rare market opportunity in Pebble Beach.

As you step inside, you will be greeted by a modern interior that exudes style and sophistication. The design has been thoughtfully crafted to create a warm and inviting atmosphere, making it an ideal home for families or professionals alike. The luxury communal areas further enhance the appeal, providing residents with a sense of community and comfort.

One of the standout features of this property is its sea-facing aspect, allowing

you to enjoy breathtaking views and the soothing sounds of the ocean right from your home. The location is simply superb, offering easy access to local amenities, shops, and the beautiful coastline, making it a perfect spot for those who appreciate the charm of seaside living.

In summary, this ground floor property on Marine Parade East is a fantastic opportunity for anyone seeking a modern, spacious, and beautifully designed home in a prime location. With its luxurious features and stunning views, it is sure to impress all who visit. Don't miss the chance to make this exceptional property your own.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

AML - Anti Money Laundering Procedure
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.

Assistance with removals
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.

Buyer Verification
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.

Financial Services
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!

Recommended 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.

Details of Leasehold
Years remaining:
Service charge:
Ground rent:

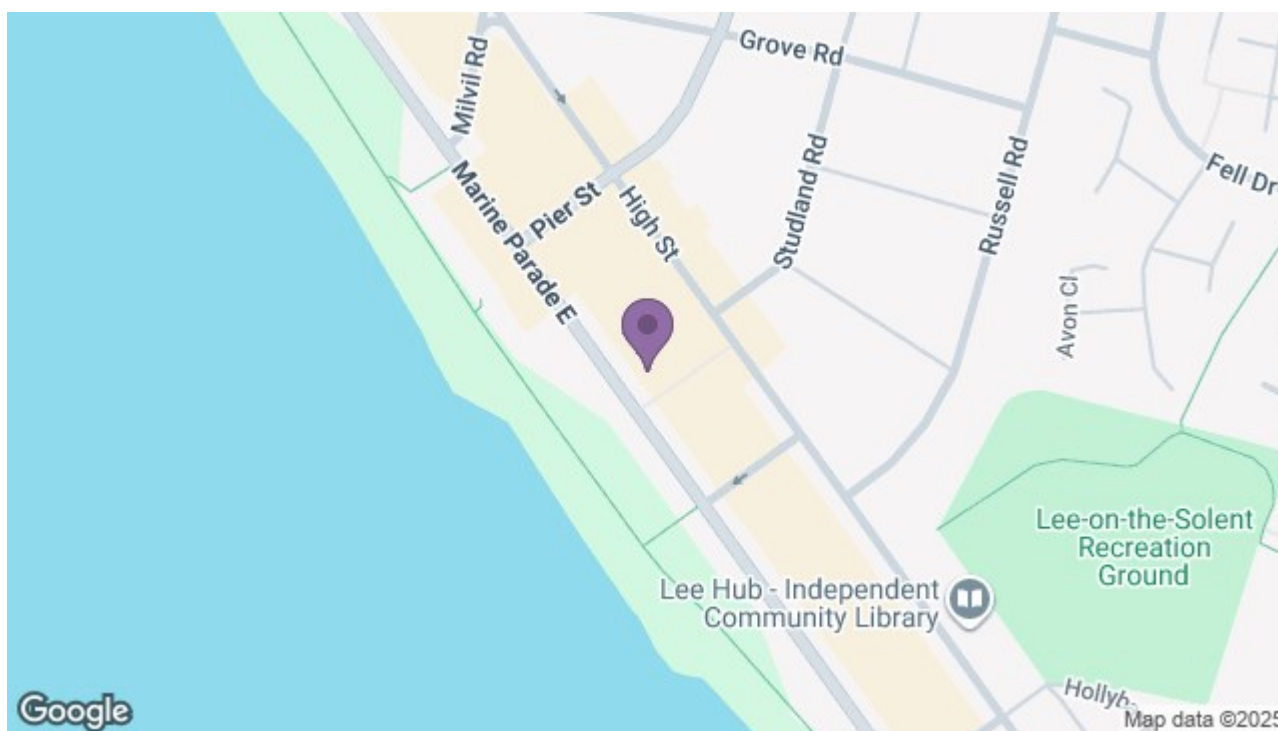
Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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.

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	





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

