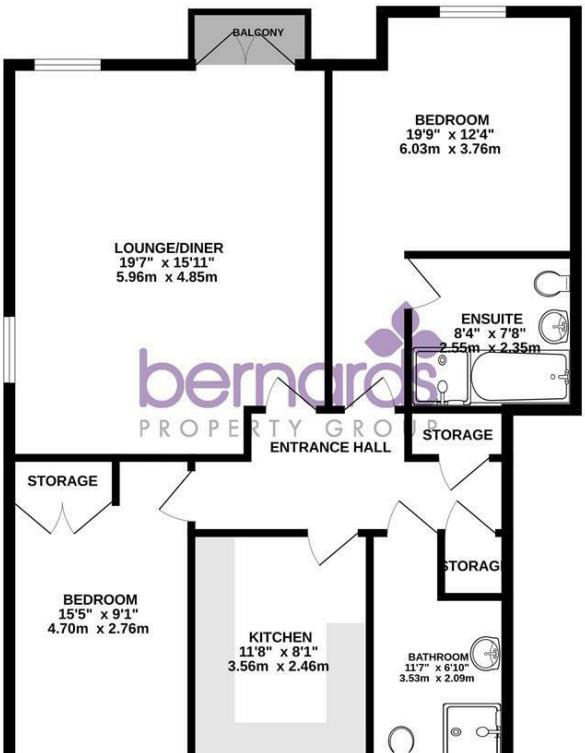


GROUND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.



**FOR SALE**  
**£350,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	76
EU Directive 2002/91/EC			

**26, Ross House 60 Marine Parade  
West, Lee-On-The-Solent, PO13  
9YP**

2 2 1

**BEDROOMS** **BATHROOMS** **RECEPTIONS**

02392 553 636

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



## SUMMARY

Situated along the picturesque Marine Parade West in Lee-On-The-Solent, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 952 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for anyone seeking a serene retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The flat boasts two modern bathrooms, ensuring ample facilities for residents and visitors alike. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout.

In addition to its appealing interior, this property comes with the added benefit of allocated parking, a valuable asset in this sought-after coastal location. Residents can enjoy the nearby amenities, including local shops, cafes, and the stunning beach which is a stone's throw away.

This flat presents an excellent opportunity for those looking to embrace a coastal lifestyle in a vibrant community. With its prime location and well-designed living spaces, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

**FOR SALE**  
**£350,000**



### 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.

### 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.

### 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.

### 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!

### 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.

### Council Tax Band D

Service Charge: £2067.08 pa

