

£475,000

24 Ross House, Marine Parade West

Lee-on-the-Solent, PO13 9YP

PROPERTY SUMMARY

STUNNING PANORAMIC VIEWS! This penthouse apartment boasts beautiful sea views across Lee on Solent across to the Isle of Wight and is within walking distance to local amenities. Inside the flat, there is a wide and welcoming entrance hallway with two storage cupboards, leading to all primary rooms. The kitchen/diner is fully fitted with integrated appliances, space for a small dining table and pleasant viewings from the east side of the property. Two double bedrooms follow, both with fitted wardrobes and stunning sea views, and a four-piece en-suite to the master bedroom, offering added privacy for guests or family members. The bright and airy, dual-aspect lounge flows seamlessly into the separate dining room, providing an ideal space for relaxing or entertaining with friends. Further benefits to this well-presented apartment are a fitted shower room, gas central heating throughout and a single garage providing parking or storage. With a lift to the top floor, the well-maintained building is gated and has a secure entry system, ensuring maximum safety and security for its residents. This one of a kind property is not to be missed, so call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





HALLWAY

KITCHEN/DINER 16' 5" x 11' 1" (5m x 3.38m)

BEDROOM 2 14' 10" x 10' 11" (4.52m x 3.33m)

SHOWER ROOM 7' 2" x 6' 8" (2.18m x 2.03m)

DINING ROOM 12' 6" x 10' (3.81m x 3.05m)

LOUNGE 16' 7" x 12' 9" (5.05m x 3.89m)

BEDROOM 1 16' 8" x 14' 9" (5.08m x 4.5m)

ENSUITE 8' 10" x 6' 3" (2.69m x 1.91m)

OUTSIDE

GATED ENTRY

SINGLE GARAGE

COMMUNAL GARDENS

Leasehold information to follow.



3RD FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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