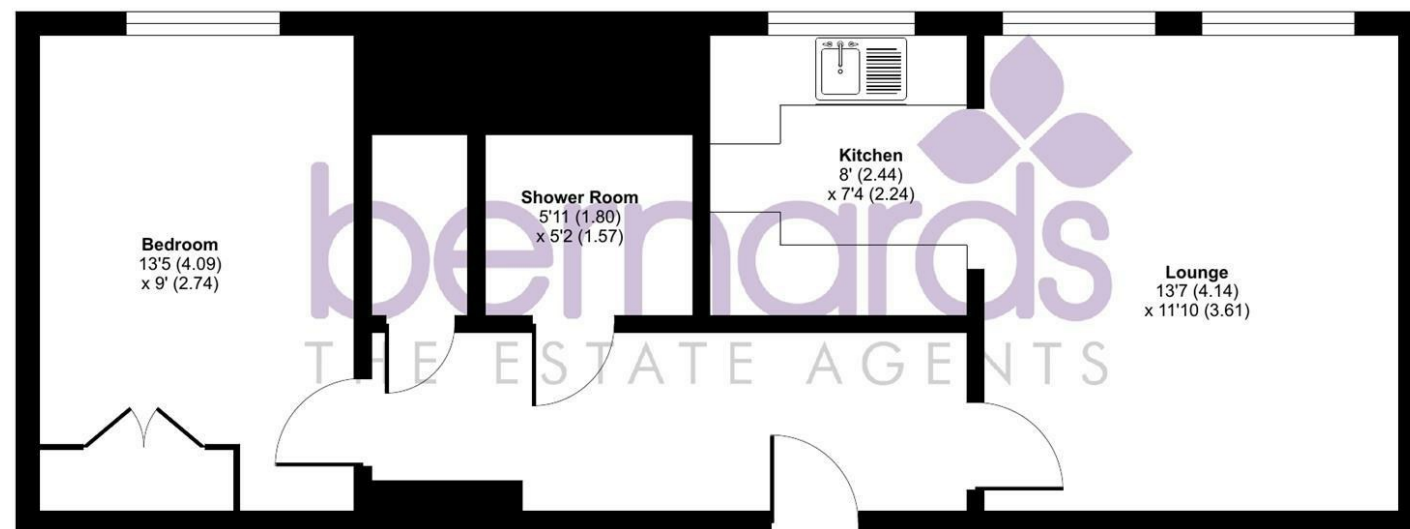


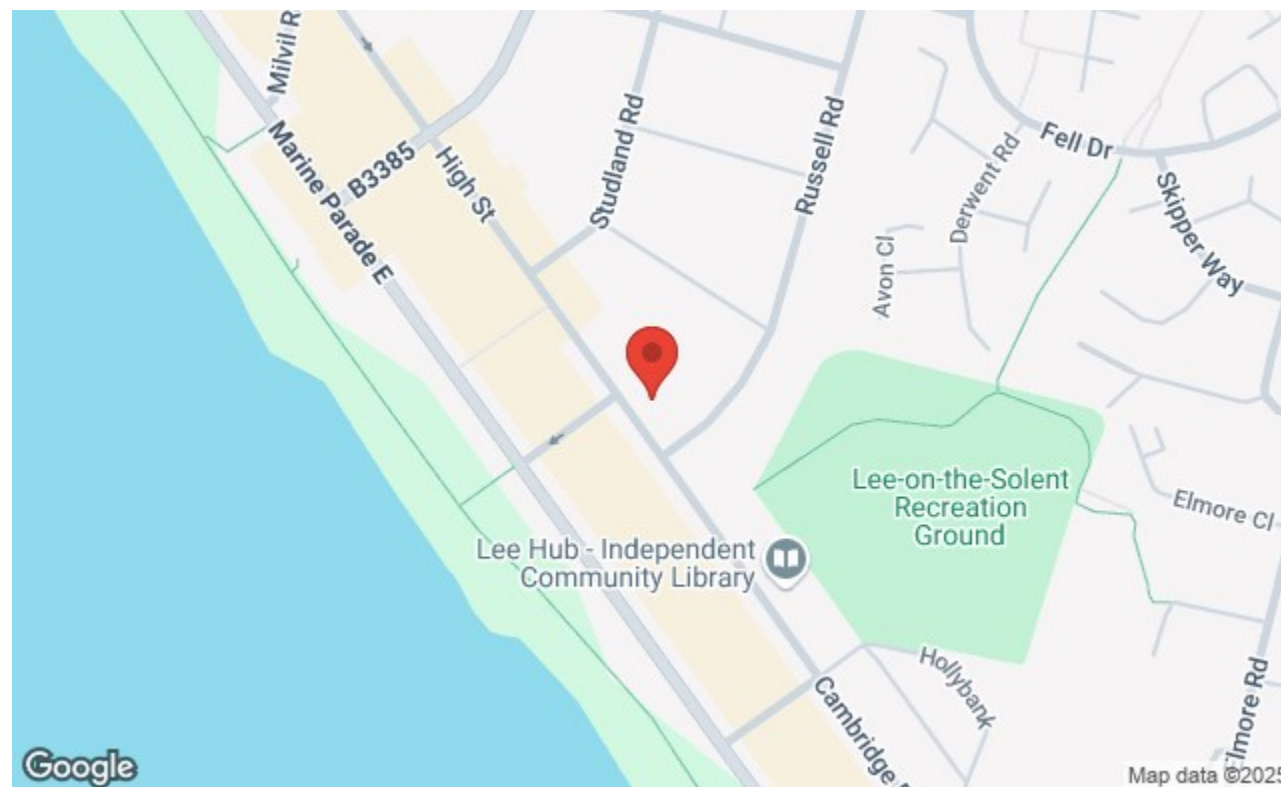
High Street, Lee-on-the-Solent, PO13

Approximate Area = 527 sq ft / 48.9 sq m
For identification only - Not to scale



GROUND FLOOR

This floor plan was constructed using measurements provided to © richacom 2025 by a third party.
Produced for Bernard's Estate and Letting Agents Ltd. REF: 1268452



97 High Street, Gosport, PO12 1DS
t: 02392 004660



Guide Price £80,000

High Street, Lee-On-The-Solent PO13 9JD

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT
- ❖ DOUBLE BEDROOM WITH FITTED WARDROBE
- ❖ FITTED KITCHEN
- ❖ GOOD SIZE LOUNGE/DINER
- ❖ NO ONWARD CHAIN
- ❖ DOUBLE GLAZING & NEW ELECTRIC HEATING
- ❖ RESIDENTS CAR PARK
- ❖ EMERGENCY PULL CORDS
- ❖ COMMUNAL LOUNGE
- ❖ LEE ON THE SOLENT HIGH STREET LOCATION

Bernards are pleased to present this charming top floor retirement flat, ideally situated on the High Street in the picturesque seaside town of Lee-On-The-Solent. This delightful property, spanning 527 square feet, offers a perfect blend of comfort and convenience, making it an excellent choice for those seeking a peaceful retirement.

The flat is just a short stroll from local shops, bus routes, and the beautiful beach, allowing residents to enjoy the vibrant community and stunning coastal views. Inside, the property is well-appointed with double glazing and recently updated electric heating, ensuring a warm and inviting atmosphere throughout the year.

Upon entering, you will find a welcoming entrance hall that leads to a fitted kitchen, a spacious living room, a modern shower room, and a generously sized double bedroom complete with fitted wardrobes for ample

storage. The layout is both practical and comfortable, catering to the needs of retirees.

Outside, residents can take advantage of the dedicated car park and well-maintained communal gardens, providing a lovely space to relax and socialise with neighbours. With no onward chain, this property is ready for immediate occupancy, making it an ideal opportunity for those looking to settle into a new home without delay.

In summary, this retirement flat on High Street offers a wonderful lifestyle in a sought-after location, combining convenience, comfort, and community spirit. We invite you to view this property and discover all it has to offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

13'6" x 11'10" (4.14 x 3.61)

KITCHEN

8'0" x 7'4" (2.44 x 2.24)

BEDROOM

13'5" x 8'11" (4.09 x 2.74)

SHOWER ROOM

5'10" x 5'1" (1.80 x 1.57)

COMMUNAL FACILITIES

Communal Lounge, Laundry & Gardens

OUTSIDE

RESIDENTS CAR PARK

LEASEHOLD INFORMATION

We understand the lease term is 89 remaining.

Ground rent: £480.00 pa

Maintenance charge: £230 per month.

AGENTS NOTES

The electric storage heaters are Economy 7 and have been replaced in the last two and a half years. The water tank and Velux windows have also been replaced recently.

AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and

consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

ANTI MONEY LAUNDERING

Bernards Estate agents 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

BERNARDS 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. 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.



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		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

