

Offers Over £140,000

Skipper Way, Lee-On-The-Solent  
PO13 9EX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ MODERN FITTED KITCHEN
- ❖ SPACIOUS LIVING ROOM
- ❖ LEE ON THE SOLENT LOCATION
- ❖ CLOSE TO THE BEACH
- ❖ MODERN SHOWER ROOM
- ❖ AN IDEAL FIRST TIME BUY
- A MUST VIEW!

Nestled in the sought-after area of Lee-On-The-Solent, this charming one-bedroom ground floor flat on Skipper Way presents an excellent opportunity for both first-time buyers and investors alike. The property is well-presented and boasts a modern aesthetic, making it a delightful place to call home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized double bedroom, perfect for relaxation. The flat features a contemporary re-fitted shower room, ensuring convenience and comfort. The highlight of the property is undoubtedly the spacious open-plan living room, which seamlessly integrates with a fitted kitchen, creating an ideal space for entertaining or enjoying quiet evenings in.

The flat is equipped with double glazing and gas central heating via a combi boiler, providing warmth

and energy efficiency throughout the year. Additionally, the property includes a brick-built storage shed, offering practical space for your belongings, as well as access to communal gardens and a clothes drying area. A security intercom system adds an extra layer of safety and peace of mind.

Location is key, and this flat does not disappoint. Just a short stroll away, you will find the beautiful beach, the vibrant high street shops of Lee-On-The-Solent, and the lovely Lee Recreation Ground. Excellent bus routes are also within easy reach, making commuting and exploring the surrounding areas a breeze.

In summary, this well-appointed flat combines modern living with a prime location, making it a fantastic choice for those looking to enjoy the coastal lifestyle that Lee-On-The-Solent has to offer.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE/DINER/KITCHEN

## BEDROOM

## SHOWER ROOM

## OUTSIDE

## STORAGE SHED

## LEASEHOLD INFORMATION

We are informed by our seller that there is 88 years remaining on the lease. Ground rent is £233.52 per annum. Service charge is £451.68 per annum.

## 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.

## 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

## 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.

## 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.



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		
	70	75
EU Directive 2002/91/EC		
England & Wales		

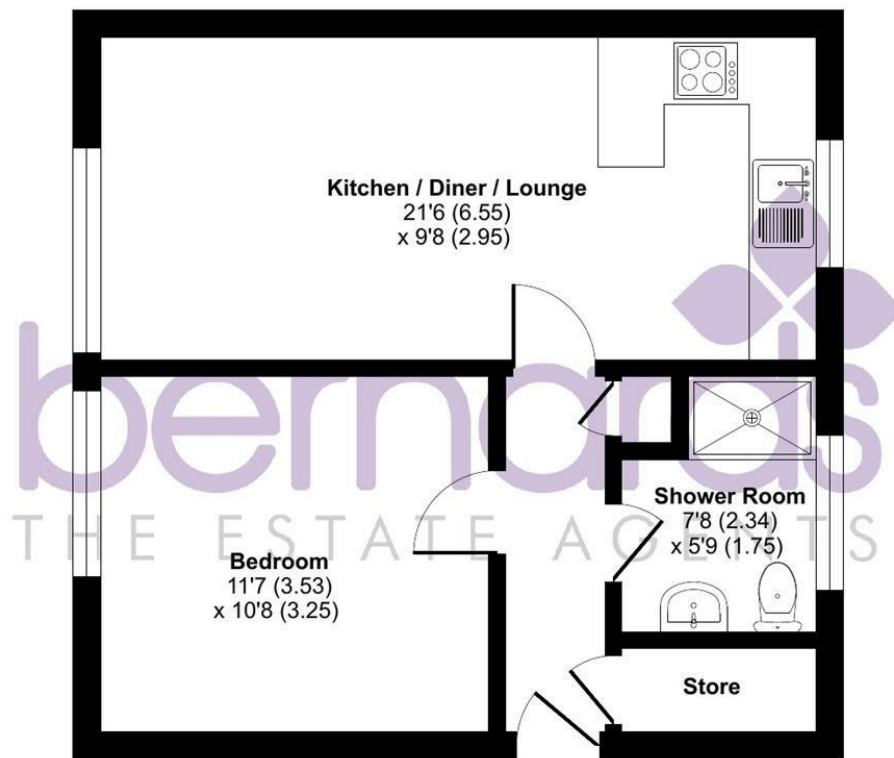
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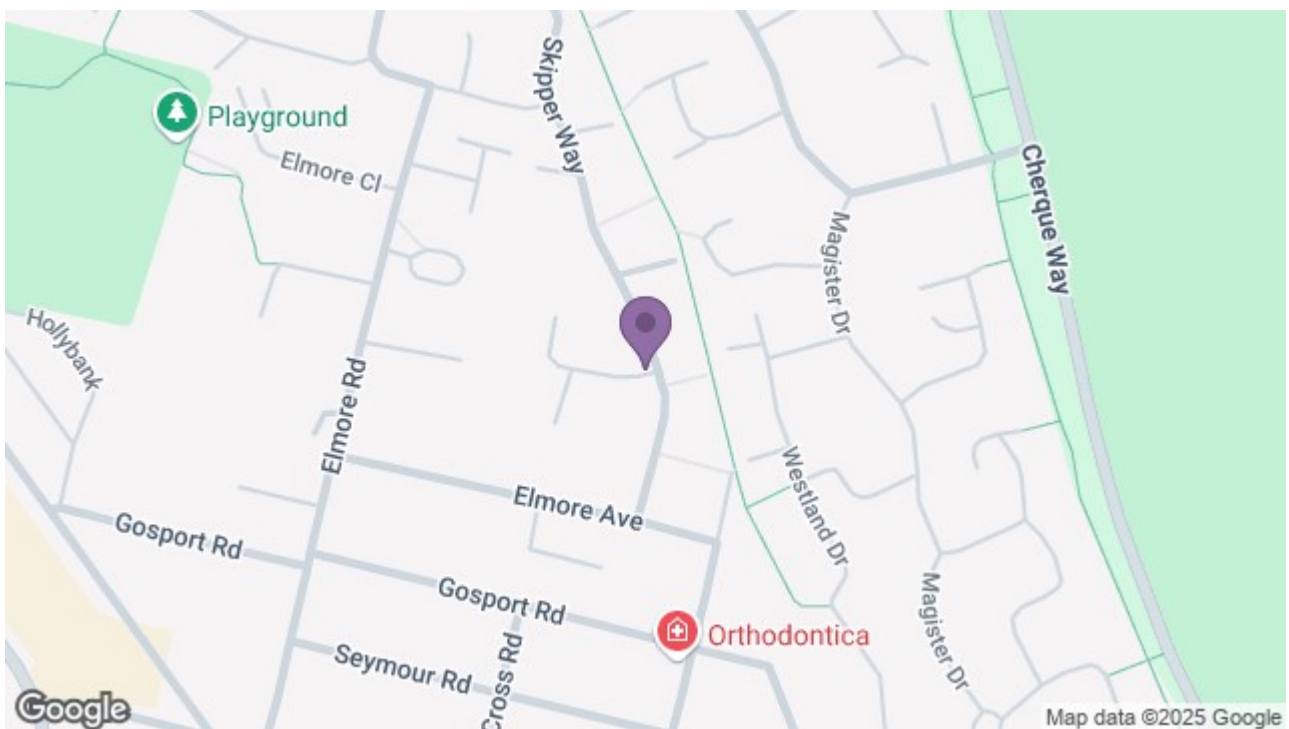
Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1285756



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