



**Island Court Marine Parade East, Lee-On-The-Solent PO13 9BW**

**welcome to**

## **Island Court Marine Parade East, Lee-On-The-Solent**

**\*\* Amazing Sea Views \*\* Two Balconies \*\* Close to Shops, Cafe's and Restaurants \*\* Set Over Two Floors \*\* Popular Location \*\***

### **Entrance Hall**

Security entry system, stairs to top floor, radiator.

### **Lounge**

19' 6" max x 15' 2" max ( 5.94m max x 4.62m max )  
UPVC sliding door to balcony, UPVC double glazed window to front elevation with uninterrupted views over the Isle of Wight and the Solent, additional UPVC double glazed window to side elevation, radiator, door to:

### **Kitchen**

12' 8" max x 5' 8" max ( 3.86m max x 1.73m max )  
UPVC double glazed window to front elevation with panoramic views of the Solent and Isle of Wight, matching wall and base units, composite one and a half bowl sink and drainer unit with mixer tap, spotlights, integrated microwave, electric oven, induction hob, integrated fridge/freezer and dishwasher, extractor fan, warming drawer.

### **Cloakroom**

Wash hand basin, wc, shaver socket.

### **Bedroom 2**

10' 8" x 10' 7" ( 3.25m x 3.23m )  
UPVC double glazed window to front elevation with views across the Solent and Isle of Wight, fitted wardrobes, access to loft space, radiator.

### **Landing**

Access to loft space, doors to:

### **Bedroom 1**

11' max x 10' 5" max ( 3.35m max x 3.17m max )  
UPVC doors to balcony with panoramic views over the Solent, in-built wardrobes, eaves storage space, radiator.





### **Shower Room**

15' 9" x 7' 8" ( 4.80m x 2.34m )

Velux window, spotlights, double shower cubicle, wash hand basin, wc, airing cupboard with slatted shelving and gas boiler, door to:

### **Utility Room**

Door to fire escape, space for washing machine, extractor fan, heated towel rail, radiator.

### **Outside**

There is residents parking on a first come first served basis.

### **Garage**

Integral garage with electric up and over door, power and light.



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## Island Court Marine Parade East, Lee-On-The-Solent

- Two Bedrooms
- Two Balconies
- Duplex Apartment
- Uninterrupted Sea Views from Every Window
- Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1920.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1989.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £410,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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