

Situated on the seafront at Lee on the Solent and enjoying the most remarkable panoramic views of the Solent & Isle of Wight, this second floor apartment is offered for sale with no forward chain. Benefits include underground parking and two shower rooms.

Communal front door to rear of the building

**Communal entrance hall:-**

Stairs and lift to second floor, door to;

**Apartment:**

Security entry phone, coved ceilings, airing cupboard with hot water tank and shelving, radiator.

**Kitchen:- 12' 9" x 7' 5" (3.88m x 2.26m)**

UPVC double glazed window to rear elevation, coved ceiling, modern kitchen with integrated appliances to include a double electric oven and gas hob with extractor hood over, slimline dishwasher, integrated washing machine and fridge/ freezer, one half bowl single drainer stainless steel sink unit, cupboard housing boiler.

**Lounge/ Diner:- 24' 8" x 12' 1" (7.51m x 3.68m) narrowing to 9' 4" (2.84m)**

Obscured UPVC double glazed window to side elevation, coved ceiling, fireplace with decorative surround, two radiators, UPVC double glazed window and siding door to:

**Covered Balcony:- 14' 1" x 6' 6" (4.29m x 1.98m)**

Enjoys superb panoramic views across Solent and Isle of Wight, glass sides, tiled flooring, lighting.

**Bedroom One:- 15' 9" x 12' 10" (4.80m x 3.91m) maximum measurements**

UPVC double glazed window to front elevation, range of built-in wardrobes and drawer units, matching bedside cabinets and walk-in wardrobe, window seats, radiator, door to:

**En-Suite:- 6' 7" x 6' 2" (2.01m x 1.88m) maximum measurements**

Close coupled WC, wash hand basin set in vanity unit, double shower cubicle with main shower and additional rainfall showerhead, tiling to wall, tiled flooring.

**Bedroom Two:- 12' 9" x 7' 2" (3.88m x 2.18m)**

UPVC double glazed window to rear elevation, coved ceiling, radiator.

**Shower Room:- 7' 2" x 6' 5" (2.18m x 1.95m)**

Coved ceiling, close coupled WC, pedestal wash hand basin, fitted mirror with spotlighting, shaver point, pedestal wash hand basin, double shower cubicle with main shower and additional rainfall showerhead, tiling to wall, tiled flooring, radiator.

**Outside:-**

Wight View benefits from communal gardens to the front, secure underground parking and visitors parking to the rear of the building.

**Lease Information (awaiting verification):-**

Share of Freehold

Service Charge - £1620 pa (as at 2021)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Share of Freehold

Council Tax Band: E

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Guide Price £450,000

14 Wight View, Marine Parade West, Lee-On-The-Solent, PO13 9XU

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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