

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 sliding 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

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



Guide Price - £450,000

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

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT