

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)

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

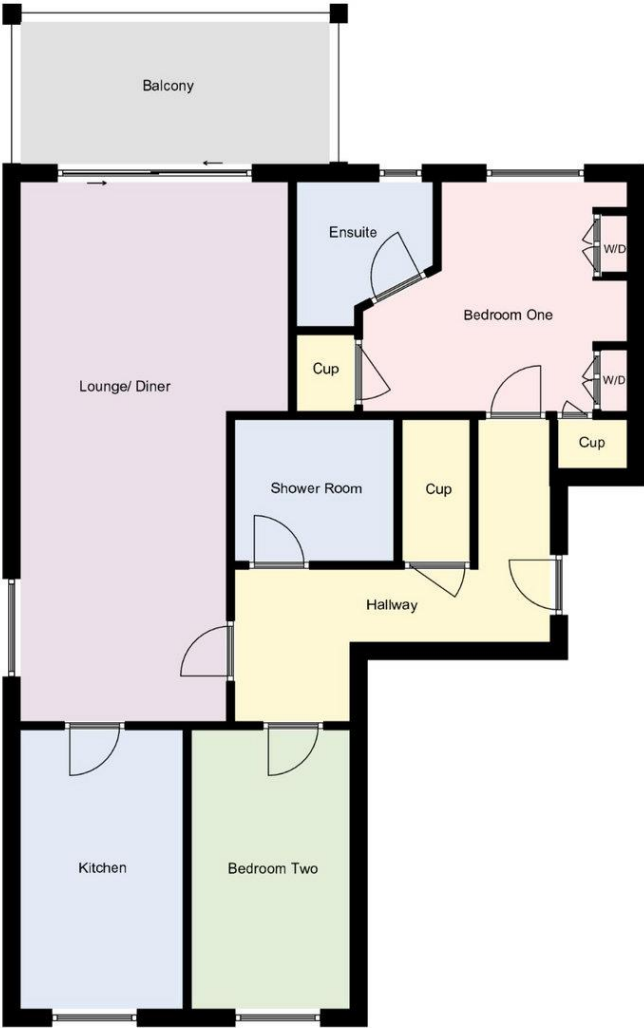
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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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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.

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DRAFT DETAILS

£429,995
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