

Situated on the seafront at Lee on the Solent is this surprisingly spacious two bedroom ground floor apartment enjoying breathtaking views of the Solent & Isle of Wight. The property also benefits from a garage and private front entrance. Offered for sale with no forward chain.

**The Accommodation Comprises**

Front door to:

**Entrance Porch**

Door to:

**Entrance Hall**

Cupboard housing meters, airing cupboard with shelving, radiator.

**Lounge 22' 10" x 12' 4" (6.95m x 3.76m)**

UPVC double glazed sliding doors to balcony with views over the Solent & Isle of Wight, storage box on the balcony, coved ceiling, two radiators.

**Dining Room 13' 9" x 8' 5" (4.19m x 2.56m)**

UPVC double glazed window to front elevation with views across the Solent & Isle of Wight, radiator, coved ceiling, glass sliding service hatch to kitchen.

**Kitchen 13' 7" x 8' 8" (4.14m x 2.64m) maximum measurements**

Fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl sink and drainer unit with mixer tap, double eye level oven, gas hob with extractor hood over, integral fridge/freezer, recess and plumbing for washing machine, tiling to walls.

**Bedroom One 13' 8" x 8' 9" (4.16m x 2.66m) plus wardrobes**

UPVC double glazed windows to rear elevation, built-in wardrobes with matching dressing table, coved ceiling, radiator.

**Bedroom Two 10' 9" x 8' 10" (3.27m x 2.69m) maximum measurements**

UPVC double glazed window to rear elevation, built-in wardrobe, coved ceiling, radiator, sliding door to:

**En Suite Cloakroom**

Close coupled WC with concealed cistern, pedestal wash hand basin, partial tiling to walls.

**Shower Room 7' 5" x 5' 1" (2.26m x 1.55m)**

Close coupled WC, pedestal wash hand basin, double shower cubicle with electric shower, radiator, tiling to walls, extractor fan.

**Outside**

The front of the property has communal gardens. To the rear is residents parking (subject to availability). The apartment benefits from a garage to the rear with electric up and over door, power and lighting.

**Lease Information**

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 999 years from 1975

Ground Rent: Nil (share of freehold)

Service Charge: £1,500 per annum

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

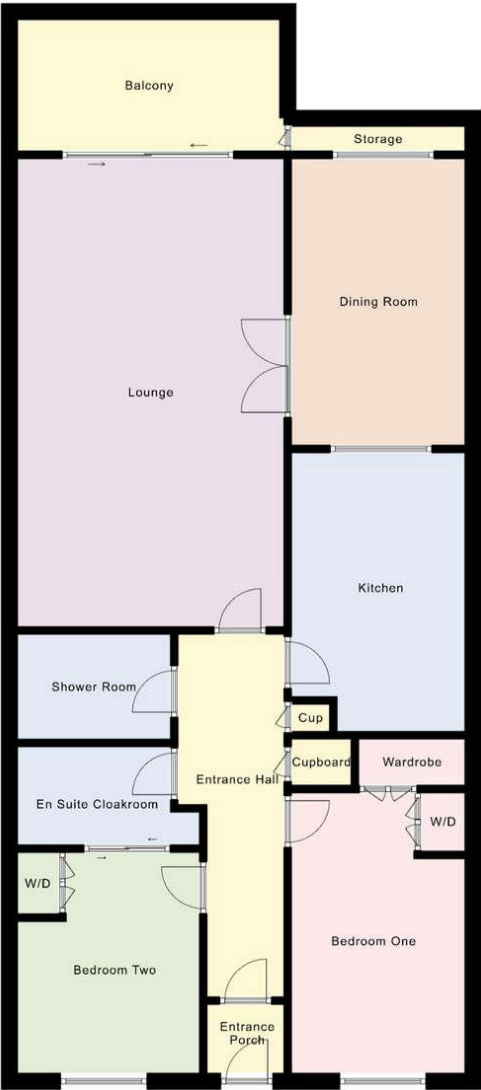
Mobile & Broadband coverage - Please check via:

<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		
69-80	C		
55-68	D	56 D	62 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: D

**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.



\*DRAFT DETAILS\*

£360,000  
Seaview Court, Marine Parade East, Lee-On-The-Solent, PO13 9BA

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT