

Enjoying a prime position on Lee on the Solent seafront is this beautifully refurbished raised ground floor apartment benefitting from wonderful views across the Solent & Isle of Wight. The property boasts two double bedrooms, modern re-fitted kitchen and bathroom. This particular apartment has the advantage of an extended lounge and generous size outdoor terrace that takes advantage of the stunning views on offer.

The Accommodation Comprises

Communal front door with security entry system, replaced modern oak fire door with glass panel to:

Entrance Porch

Glazed fire door to:

Entrance Hall

Coved ceiling, modern vertical style radiator, two deep storage cupboards with tiled flooring and one of which houses the washer/dryer which is to remain.

Lounge 19' 2" x 10' 10" (5.84m x 3.30m) maximum measurements

UPVC double glazed windows and double opening doors to terrace, two radiators, modern stone fireplace with electric remote controlled fire inset, coved ceiling.

Kitchen/Dining Room 18' 10" x 6' 11" (5.74m x 2.11m) maximum measurements

UPVC double glazed window to front elevation, fitted with a modern range of base cupboards and matching eye level units, work surface over, one half bowl single drainer sink unit with mixer tap, Herringbone tiled surround, storage cupboards, plumbing for dishwasher (would require removal of base cupboard), integrated fridge and freezer, integrated double electric oven and combination microwave, electric hob with extractor hood over, under unit lighting, inset spotlighting, space for table and chairs, cupboard housing combination boiler replaced 2023, Herringbone flooring.

Bedroom One 13' 3" x 9' 2" (4.04m x 2.79m)

UPVC double glazed window to rear elevation, radiator, Swan System furniture to include built-in wardrobes, dressing table and bedside cabinets, coved ceiling.

Bedroom Two 13' 4" x 8' 4" (4.06m x 2.54m)

UPVC double glazed window to rear elevation, radiator, built-in wardrobes, coved ceiling.

Bathroom 7' 9" x 6' 0" (2.36m x 1.83m)

Beautifully re-fitted bathroom comprises of a close coupled W.C with concealed cistern, wash hand basin set in vanity unit, bath with mains shower over, heated towel rail.

Outside

The property benefits from underground parking and communal gardens.

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: 104 Years remaining

Ground Rent: £250 per annum

Service Charge: £1680 per annum

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

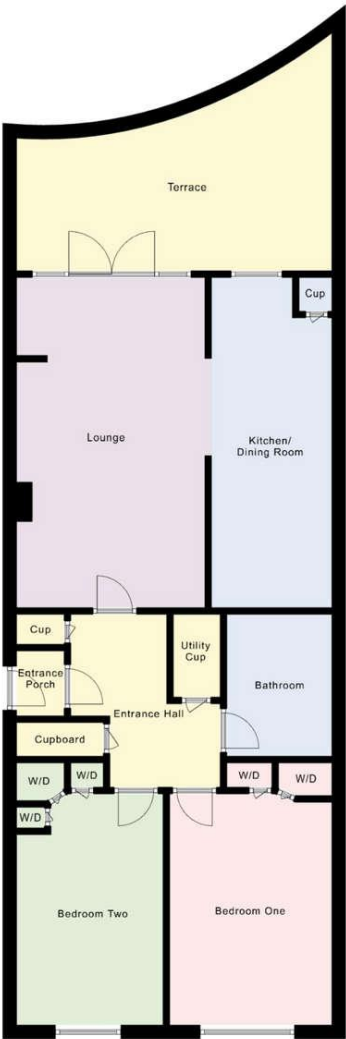
Gas Supply - Mains

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>





Tenure: Leasehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

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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

£365,000
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