

This first floor one bedroom retirement apartment is situated close to the High Street and is offered for sale with no onward chain. The property benefits from a balcony and glimpses of the Solent.

The Accommodation Comprises

Secure entry to:

Communal Entrance Hall

Access to communal lounge with views towards the seafront, laundry room, guest suite, house manager's office and lift to all floors. Subject apartment is situated on the first floor.

Apartment

Front door to:

Entrance Hall

Coved ceiling, entry system, cupboard housing consumer units, emergency pull cord.

Lounge/Dining Room 13' 0" x 12' 0" (3.96m x 3.65m)

UPVC double glazed window to front elevation with glimpses of the Solent, coved ceiling, storage heater, door to balcony, bi-folding doors to:

Kitchen 9' 2" x 5' 5" (2.79m x 1.65m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, fridge/freezer to remain, integral cooker and electric hob with extractor fan, one and a half bowl stainless steel sink and drainer unit with mixer tap.

Bedroom One 12' 1" x 10' 1" narrowing to 8' 3" (3.68m x 3.07m)

UPVC double glazed window to front elevation, coved ceiling, fitted sharps wardrobe with mirrored front sliding doors, storage cupboard housing hot water system, emergency button.

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)

Coved ceiling, double shower cubicle with electric shower over, close coupled WC, wash hand basin set in vanity unit, partly tiled walls, wall mounted electric heater, extractor fan, emergency pull cord.

Outside

The property benefits from communal gardens and residents parking (subject to availability).

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: 99 years from 1983

Ground Rent: £898.50 per annum

Service Charge: £2,781.86 per annum

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Sewerage - Mains

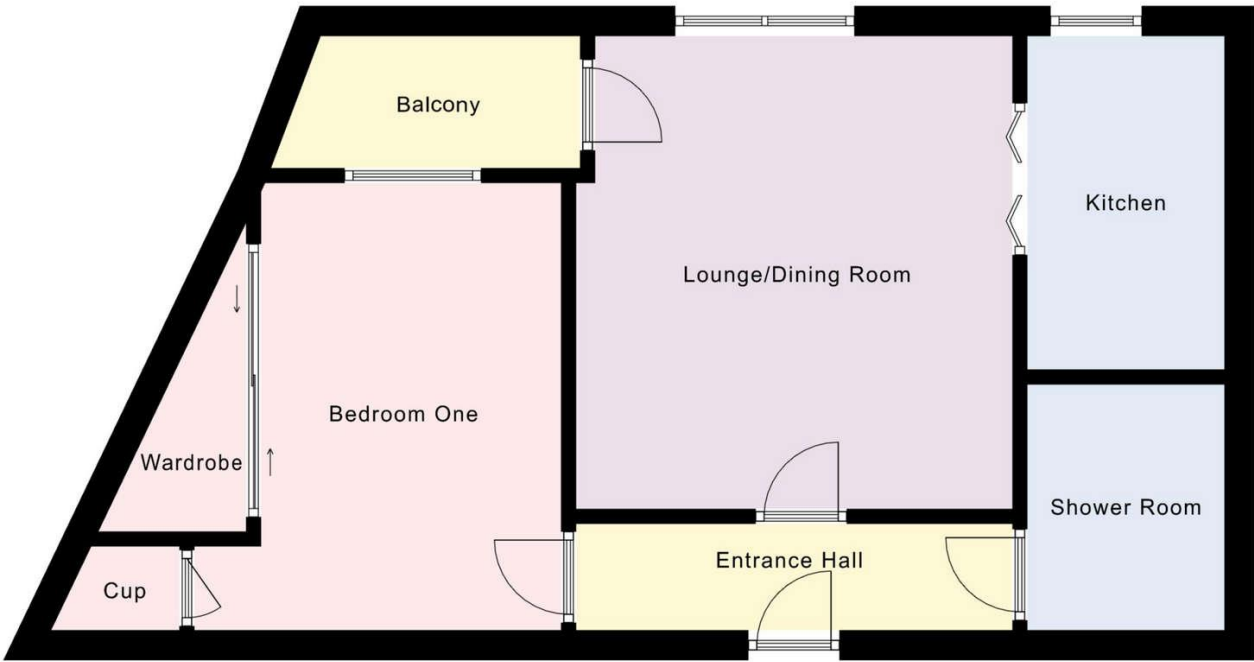
Mobile & Broadband coverage - Please check via:

<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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: B

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

£109,995
Hometide House, Beach Road, Lee-On-The-Solent, PO13 9BP

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

Fenwicks
THE INDEPENDENT ESTATE AGENT