

This contemporary first floor apartment is situated on the seafront at Lee on the Solent and enjoys the most remarkable views of the Solent & Isle of Wight. The property benefits from two double bedrooms, balcony, direct lift access and allocated parking.

The Accommodation Comprises

Communal front door from the rear of the building to:

Entrance Hall 16' 1" x 8' 3" (4.90m x 2.51m) maximum measurements
Security entry system, radiator, storage cupboard housing boiler, water tank, consumer unit to wall, space and plumbing for washing machine, door to:

Walk in Cupboard

Fitted cupboard and matching eye level units, elevator access.

Open Plan Lounge/Kitchen/Dining Room 20' 1" x 19' 6" (6.12m x 5.94m)

Lounge/Dining Area

UPVC double glazed sliding doors to balcony with stunning views over the Solent & Isle of Wight, coved ceiling, two radiators, space for table and chairs.

Kitchen

Fitted with a modern range of base cupboards and matching eye level units, Granite work surface, island incorporating breakfast bar, inset one and a half bowl sink and drainer unit with mixer tap, integrated appliances to include; fridge/freezer, dishwasher, oven and gas hob with extractor hood over, tiling to walls and floors.

Bedroom One 12' 7" x 10' 0" (3.83m x 3.05m) maximum measurements

UPVC double glazed window to rear elevation, radiator, built-in wardrobe with mirror fronted sliding doors.

Bedroom Two 9' 2" x 8' 8" (2.79m x 2.64m)

UPVC double glazed window to rear elevation, radiator, storage cupboard with shelving and railing.

Shower Room

Close coupled W.C with concealed cistern, wash hand basin, double shower cubicle with rainfall shower head and additional hand held shower head, ladder style radiator, extractor fan.

Outside

To the rear of the property there is allocated parking. To the front is a communal garden which is laid to artificial grass and enclosed by a low brick wall with pedestrian gate giving access through to the rear.

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: TBC years from TBC

Ground Rent: Nil (Share of Freehold)

Service Charge: £TBC 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>

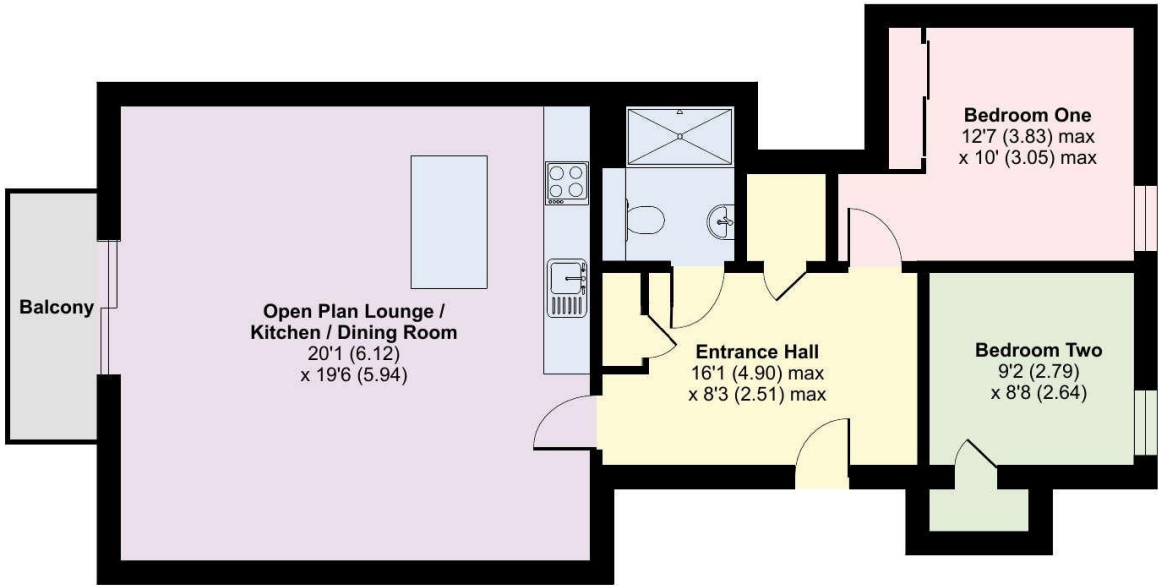




Marine Parade East, Lee-on-the-Solent, PO13

Approximate Area = 765 sq ft / 71 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR

Tenure: Share of Freehold

Council Tax Band: D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fenwicks Estates (Lee & Gosport) Limited. REF: 1345779

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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

£499,995
East Cliff House, Marine Parade East, Lee-On-The-Solent, PO13 9BW

Fenwicks

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