

£385,000

East Cliff House, Lee-on-the-Solent, PO13 9BW

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



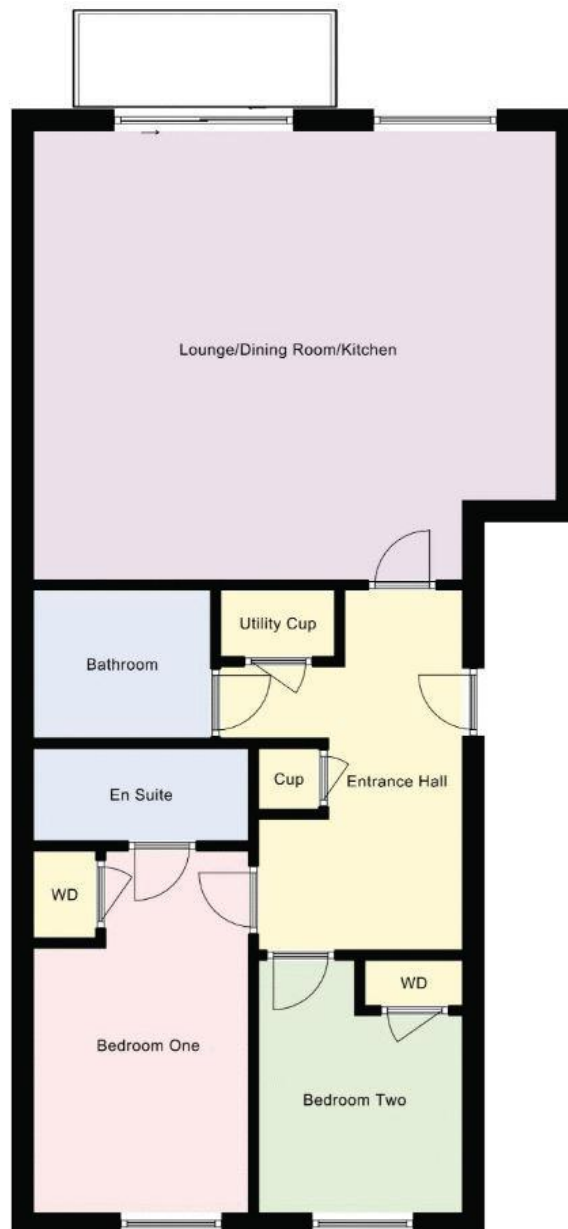
- Ground Floor Apartment
- Views of The Solent and Isle of Wight
- Two Bedrooms
- Entrance Hall
- Open Plan Living/Kitchen/Dining Area
- En Suite to Master Bedroom
- Allocated Parking to Rear
- Enclosed Terrace
- Communal Garden
- Energy Performance Rating:- B(83)

Property Reference : L2522

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Fenwicks

Situated on the seafront at Lee on the Solent is this exceptional ground floor apartment constructed 2017 which boasts remarkable views of the Solent & Isle of Wight. This modern property enjoys a contemporary bathroom, en suite and open plan living/kitchen/dining area with integrated appliances. There is a communal front garden and allocated parking with this superb ground floor apartment.

The Accommodation Comprises:-

Communal front door from the rear of the building to;

Entrance Porch:-

Door to;

Inner Hall:-

Security entry system, door to;

Apartment:-

Wired smoke alarm, radiator, thermostat control to wall, utility cupboard with washing machine to remain, mounted boiler and hot water tank.

Open Plan Living/Kitchen/Dining Area:-

19' 6" x 16' 9" (5.94m x 5.10m) maximum measurements

UPVC double glazed window and sliding door to front elevation leading to enclosed terrace, porthole style window to front elevation enjoying views of The Solent and Isle of Wight, two radiators, fitted kitchen comprising of a one and a half bowl single drainer sink unit with mixer tap, granite worksurface, integrated fridge freezer and dishwasher, integrated electric oven, gas hob with extracted hood over, central island incorporating breakfast bar.



Bedroom One:-

13' 6" x 8' 7" (4.11m x 2.61m) maximum measurements

UPVC double glazed window to rear elevation, radiator, built in wardrobe with hanging rail, door to;



En Suite:-

8' 0" x 3' 5" (2.44m x 1.04m)

Close coupled WC with concealed cistern, wash hand basin, shower cubicle with mains shower and additional rainwater shower head, ladder style heated towel rail, extractor fan, inset mirror, inset spotlighting, shaver point.



Bathroom:-

6' 7" x 5' 6" (2.01m x 1.68m)

Inset spotlighting, extractor fan, close coupled WC with concealed cistern, wash hand basin, bath with mixer tap and shower attachment, inset mirror, tiled flooring and walls, ladder style heated towel rail.



Bedroom Two:-

9' 5" x 7' 7" (2.87m x 2.31m) maximum measurements

UPVC double glazed window to rear elevation, radiator, built in wardrobe with hanging rail.



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.



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