

£360,000

Solent Heights, 23 Marine Parade East, Lee-On-The-Solent, PO13 9BW

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



- Two Bedrooms
- First Floor Apartment
- Entrance Hall
- Balcony
- Kitchen
- Dining Room
- Solent & Isle of Wight Views
- Garage
- Close to High Street
- Energy Efficiency Rating: D(57)

Property Reference : L2551

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

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



Situated on seafront at Lee on Solent is this spacious and well presented first floor apartment enjoying remarkable views of Solent and Isle of Wight. This two double bedroom apartment is ideally located close to the High Street with its local shops and amenities. The property also benefits from the garage.

Communal front door with security entry system. Stairs and lift.

Solid wooden door to apartment:

Entrance Hall:-

Coved ceilings, electric heater, storage cupboard with hanging rail.

Lounge:-

20' 5" x 15' 5" (6.22m x 4.70m) maximum measurements

Coved ceiling, UPVC double glazed window to front elevation enjoying superb views of Solent and Isle of Wight, arch to:



Dining Room:-

11' 3" x 9' 2" (3.43m x 2.79m)

Coved ceiling, UPVC double glazed window and sliding door to balcony. Arch to:-



Kitchen:-

9' 2" x 7' 3" (2.79m x 2.21m)

UPVC double glazed obscured window to side elevation, fitted with a range of base cupboards and matching eye level units, integrated electric oven and hob, extractor over, recess and plumbing for dishwasher, space for fridge/freezer.



Bedroom One:-

15' 7" x 11' 2" (4.75m x 3.40m) maximum measurements

Two UPVC double glazed windows to rear elevation, range of built-in wardrobes, fitted cupboards and drawer units.



Bedroom Two:-

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC double glazed window to rear elevation, range of built-in wardrobes and over bed storage.



Bathroom:-

Two obscured UPVC double glazed windows to side elevation, re-fitted with a close coupled W.C and concealed cistern, wash hand basin set in vanity unit, further drawer units, recess and plumbing for washing machine, shower cubicle with main shower, built-in storage cupboard housing the hot water tank, ladder style radiator.



Outside:-

The property benefits from a garage which is situated to the rear of the building.



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