

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

# £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

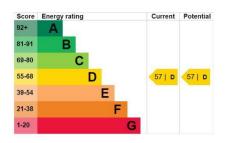
- Dining Room
- Solent & Isle of Wight Views
- Garage
- Close to High Street
- Energy Efficiency Rating: D(57)





Property Reference: L2551

Council Tax Band: D



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.





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

