

Enjoying a prime position along Marine Parade West is this spacious ground floor apartment benefiting from stunning views of the Solent and Isle of Wight. This rare opportunity presents two double bedrooms, rear garden, garage and parking.

**The Accommodation Comprises**

UPVC double glazed front door to;

**Entrance Porch**

UPVC double glazed windows to front elevation enjoying panoramic views of the Solent and Isle of Wight, UPVC double glazed front door to;

**Entrance Hall**

Coved ceiling, radiator, laminate flooring, smoke alarm, deep storage cupboard with light and coat hooks.

**Lounge 15' 3" x 12' 3" (4.64m x 3.73m) plus bay**

UPVC double glazed bay window to front elevation enjoying superb views across the Solent and Isle of Wight, feature fireplace with decorative surround and electric fire inset, radiator.

**Kitchen 11' 4" x 9' 7" (3.45m x 2.92m)**

Coved ceiling, UPVC double glazed window to side elevation, wall mounted Valiant combination boiler, shelves inset to alcove, range of base and eyelevel units, drawer units, rolltop worksurface, stainless steel single drainer sink unit with mixer tap, integrated under counter fridge and freezer, integrated double electric oven, gas hob with extractor hood over, storage cupboard housing meters and fuse box, UPVC double glazed window and door to:

**Conservatory 10' 6" x 7' 1" (3.20m x 2.16m)**

UPVC double glazed windows and door to rear garden, radiator, polycarbonate roof.

**Bedroom One 15' 3" x 11' 6" (4.64m x 3.50m)**

Coved ceiling, UPVC double glazed window to rear elevation overlooking the rear garden, radiator.

**Bedroom Two 13' 3" x 12' 3" (4.04m x 3.73m) plus bay**

Coved ceiling, UPVC double glazed bay window to front elevation enjoying superb views across the Solent and Isle of Wight, radiator.

**Shower Room 9' 4" x 5' 9" (2.84m x 1.75m)**

Two obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, wall mounted heater, ladder style radiator.

**Outside**

To the rear of the property is a delightful garden mainly laid to lawn with flower beds, there is rear pedestrian access and courtesy door to garage with parking space beyond.

**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: In the process of being extended to 999 years.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

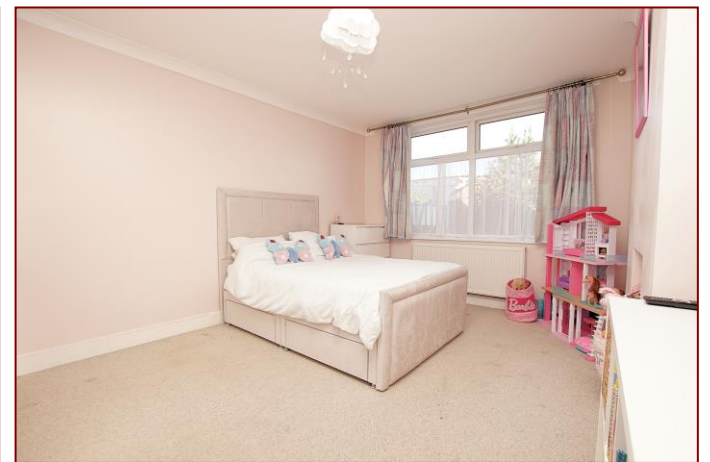
Gas Supply - Mains

Sewerage - Mains

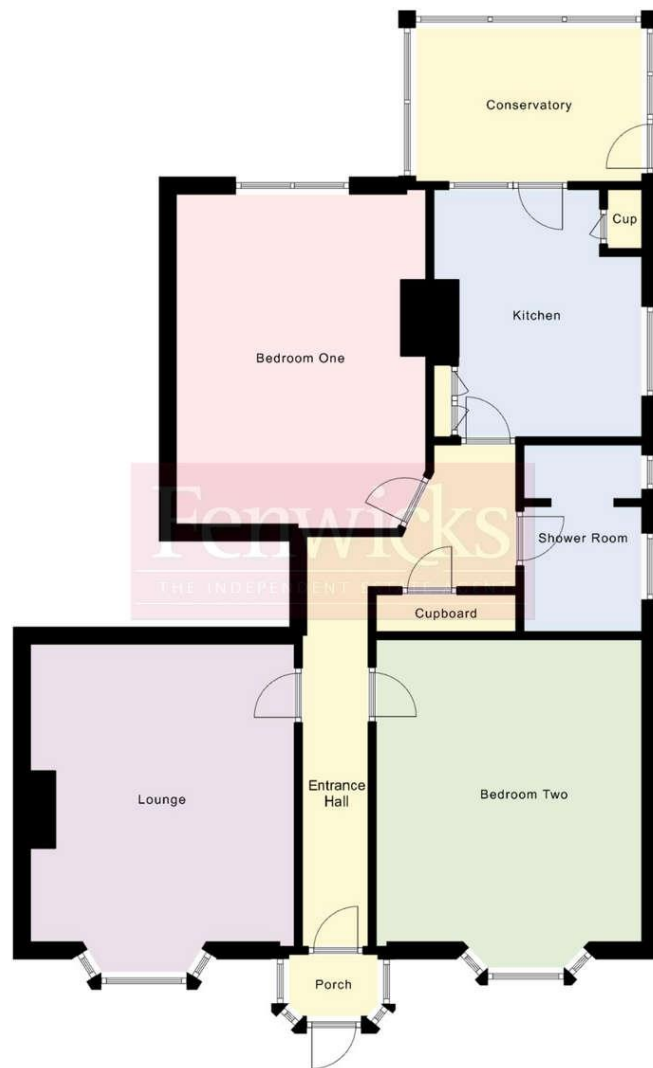
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Share of Freehold

Council Tax Band: D

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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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**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.



£360,000

Marine Parade West, Lee-On-The-Solent, PO13 9LW

\*DRAFT DETAILS\*

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