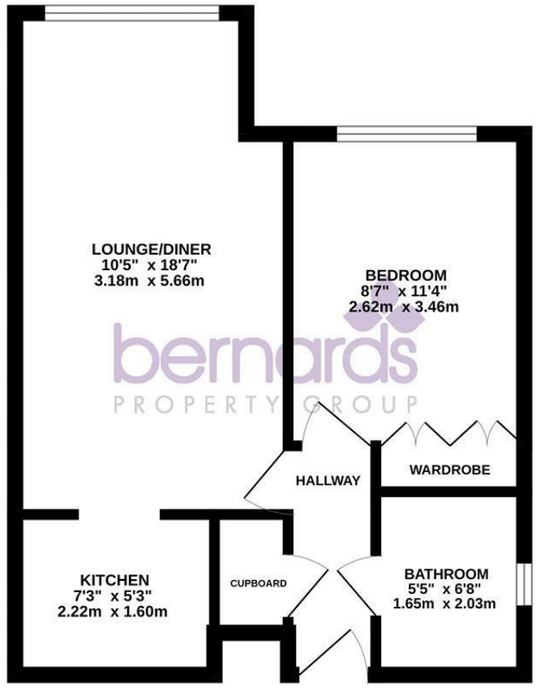
FIRST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £85,000

Beach Road, Lee-On-The-Solent PO13 9BP

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- Retirement Apartment
- Extended lease: 98 years remaining
- Moments from Beach & Seafront
- Close to shops and amenities
- House Manager
- Communal Sitting Room
- Spacious lounge/diner
- Residents parking
- Neutral decor throughout
- Shower room

Bernards are pleased to offer for sale this charming purpose-built retirement flat, ideally situated along the picturesque Beach Road in Lee-on-the-Solent. Built in 1982, the property offers comfortable and well-presented accommodation, perfectly suited to those looking to enjoy a peaceful coastal lifestyle.

The accommodation comprises a welcoming reception room, a spacious bedroom and a modern, thoughtfully designed bathroom, providing both comfort and practicality. At approximately 431 sq ft, the property has been designed to make excellent use of the available space, making it an ideal home for an individual or couple.

The location is a particular highlight, with the beautiful seafront and beach just a short distance away, alongside the excellent range of local amenities that Lee-on-the-Solent has to offer. Whether you are looking to enjoy a relaxed retirement by the coast or seeking a peaceful retreat, this delightful flat presents an excellent opportunity to embrace all that this popular seaside location has to offer.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALLWAY

KITCHEN
7'3" x 5'2" (2.22 x 1.60)

LOUNGE/DINER
10'5" x 18'6" (3.18 x 5.66)

BEDROOM
8'7" x 11'4" (2.62 x 3.46)

BATHROOM
5'4" x 6'7" (1.65 x 2.03)

FINANCIAL SERVICES
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

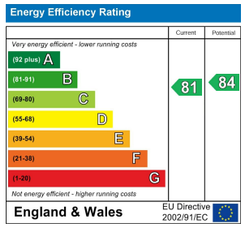
RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

LEASEHOLD
Lease Length - 98 years
Service charge - £3,872.50 per annum
Ground rent - £800 per annum
Council Tax Band B



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