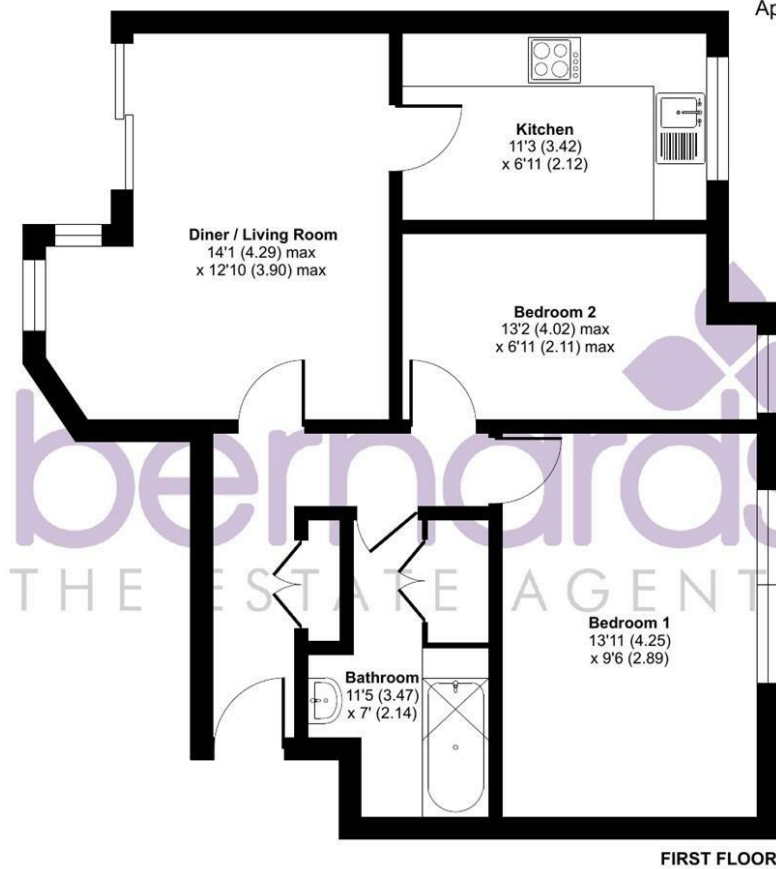


## Marine Parade East, Lee-on-the-Solent, PO13

Approximate Area = 615 sq ft / 57.1 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1360998



Guide Price £300,000

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



### HIGHLIGHTS

- ❖ 1st Floor Apartment
- ❖ Lift
- ❖ 2 Bedrooms
- ❖ Solent & Isle of Wight views
- ❖ Balcony
- ❖ Modern Bathroom
- ❖ Light & Airy throughout
- ❖ Allocated Parking Space
- ❖ No chain
- ❖ Coastal Living

Bernards are pleased to offer for sale this charming two-bedroom apartment which offers a delightful coastal living experience. The property features a well-proportioned reception room, perfect for both relaxation and entertaining guests.

The apartment comprises two comfortable bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for residents and visitors alike.

One of the standout features of this property is the dedicated parking space, a valuable asset in this

sought-after area. Residents can enjoy the benefits of coastal living, with the beach just a stone's throw away, offering opportunities for leisurely strolls and seaside activities.

This apartment is ideal for those seeking a tranquil lifestyle by the sea, while still being within reach of local amenities and transport links. Whether you are looking to invest in a holiday home or seeking a permanent residence, this property presents a wonderful opportunity to embrace the charm of Lee-On-The-Solent.

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



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



# PROPERTY INFORMATION

## TENURE - SHARE OF FREEHOLD

Service charge - £1920 pa

## COUNCIL TAX BAND D

## OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation

## 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 Bernard's 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.

## 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.

## 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!

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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