



Guide Price £290,000 - £300,000
1 Medina Court, Marine Parade West
Lee-on-the-Solent, PO13 9NH

PROPERTY SUMMARY

We are delighted to bring to market this well presented two bedroom apartment situated on the ground floor of Medina Court, Lee on the Solent. Boasting sea views across the Solent towards the Isle of Wight, this flat has a wide entrance hallway leading to the dual-aspect lounge/diner, open into the kitchen overlooking the balcony and views. The quirky, south facing balcony is accessed from the lounge via sliding doors and is an ideal spot for relaxation and enjoying the sunshine. To the rear of the apartment are two double bedrooms, an abundance of additional storage and a double shower room. Further benefits include a W/C from bedroom two, providing convenience for guests, a recently replaced boiler and solid oak doors. Call us now in our Stubbington Branch to book in your viewing and avoid missing out.





ENTRANCE HALL

LOUNGE/DINER 18' x 14' 10" (5.49m x 4.52m)

KITCHEN 9' 11" x 6' 11" (3.02m x 2.11m)

BALCONY

BEDROOM 1 13' 6" x 12' 3" (4.11m x 3.73m)

SHOWER ROOM 6' 6" x 6' 4" (1.98m x 1.93m)

BEDROOM 2 12' 5" x 10' 4" (3.78m x 3.15m)

W/C 4' 2" x 2' 10" (1.27m x 0.86m)

OUTSIDE

UNDER-GROUND PARKING GARAGE



GROUND FLOOR



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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold – Share of the Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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