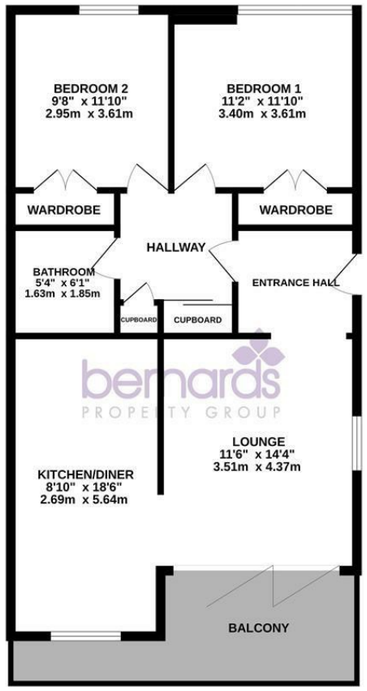
SECOND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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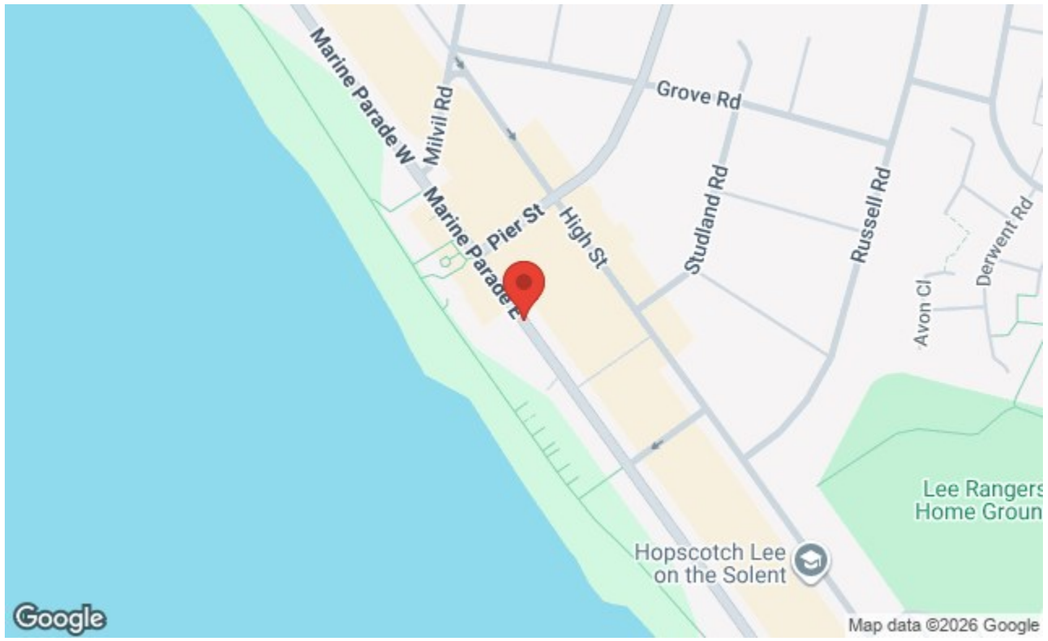


118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £325,000

Marine Parade East, Lee-On-The-Solent PO13 9LA

bernards
THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- NO ONWARD CHAIN
- SEA VIEWS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- GENEROUS SIZED BALCONY
- 2ND FLOOR
- UNDERGROUND ALLOCATED PARKING SPACE
- CLOSE TO HIGH STREET
- RECENTLY RENOVATED
- SEAFRONT LOCATION

Situated along the picturesque Marine Parade East in Lee-On-The-Solent, this charming purpose-built 2nd floor flat offers a delightful blend of comfort and coastal living. With 2 well-proportioned reception rooms, this property provides ample space for relaxation and entertaining. The flat features 2 inviting double bedrooms, perfect for a small family or as a guest room.

One of the standout features of this property is the generous balcony, where you can enjoy stunning sea views and the refreshing sea breeze, making it an ideal spot for morning coffee or evening relaxation. The flat has been recently decorated and boasts new carpets, modern fitted wardrobes and a general uplift, ensuring a fresh and welcoming atmosphere.

Convenience is key, as this property comes with parking for 1 small vehicle, a valuable asset in this sought-after area. Additionally, there is no onward chain, allowing for a smooth and straightforward purchase process.

Situated in a prime seafront location, you will find yourself just a stone's throw away from the vibrant High Street, offering a variety of shops, cafes, and local amenities. This flat is perfect for those seeking a tranquil coastal lifestyle while still being close to the conveniences of town.

In summary, this delightful flat on Marine Parade East presents an excellent opportunity for anyone looking to embrace the charm of Lee-On-The-Solent living. With its appealing features and enviable location, it is not to be missed.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
11'6" x 14'4" (3.51 x 4.37)

KITCHEN/DINER
8'9" x 18'6" (2.69 x 5.64)

BATHROOM
5'4" x 6'0" (1.63 x 1.85)

BEDROOM
11'1" x 11'10" (3.40 x 3.61)

BEDROOM
9'8" x 11'10" (2.95 x 3.61)

BALCONY

OUTSIDE

ALLOCATED PARKING

SHARE OF FREEHOLD
Lease Length - 946 years
Service Charge - £1800 per annum
Council Tax Band - D

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.

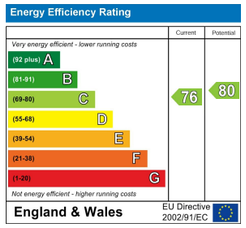
RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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.

DETAILS OF LEASEHOLD
Lease Length - 946 years
Service charge - £1,800 per annum



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