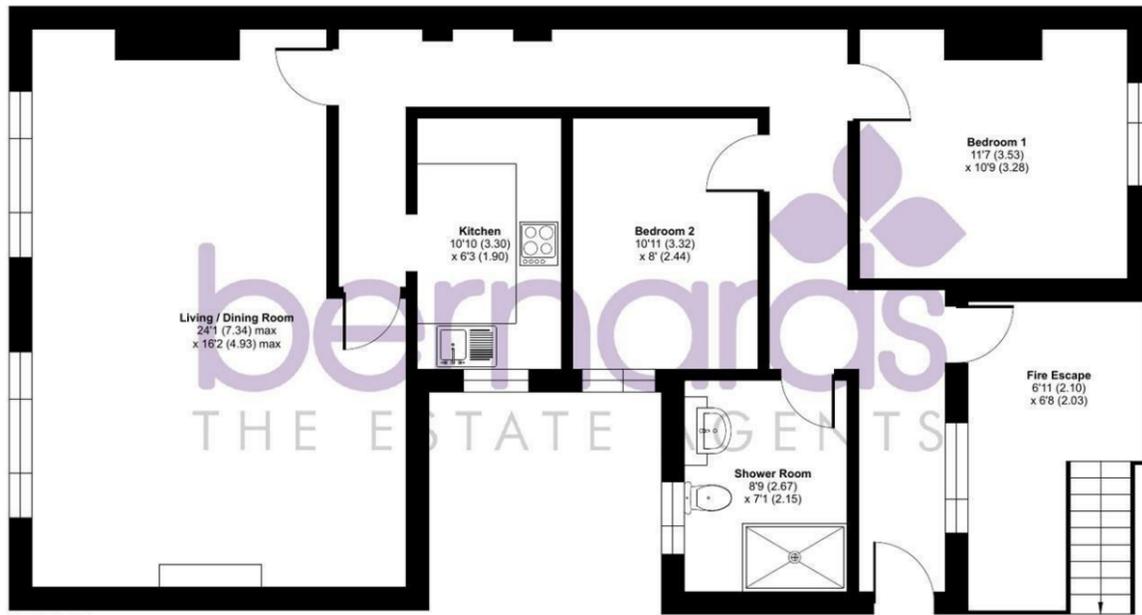


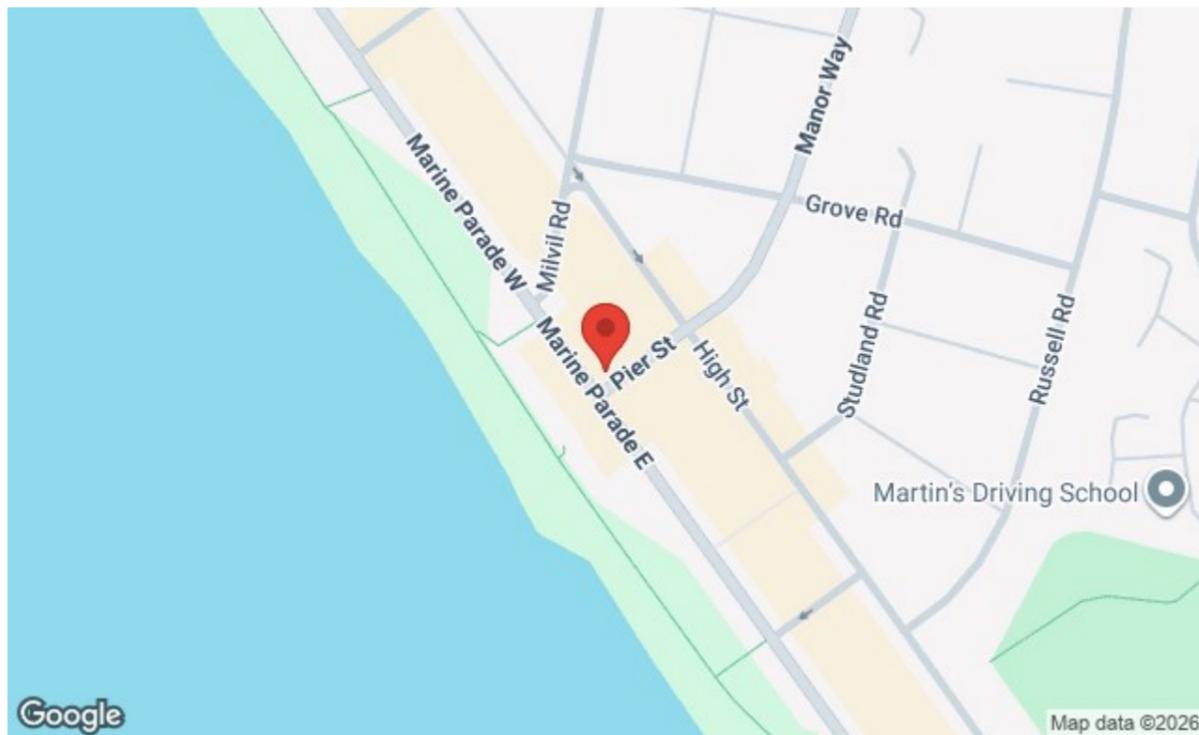
**Marine Court Mansions, Marine Parade West, Lee-on-the-Solent, PO13**

Approximate Area = 925 sq ft / 85.9 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396270



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



£230,000

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



**HIGHLIGHTS**

- ❖ Top Floor Apartment
- ❖ 2 Bedrooms
- ❖ Large Living Accommodation
- ❖ Modern Fitted Kitchen
- ❖ Minutes from Beach & Seafront
- ❖ Contemporary Shower Room
- ❖ Solent & Isle of Wight Views
- ❖ Close to shops
- ❖ Hallway
- ❖ Coastal living

Nestled along the picturesque Marine Parade West in Lee-On-The-Solent, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 893 square feet, the property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat comprises 2 spacious bedrooms, providing ample space for rest and privacy. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bathroom is well-equipped, ensuring all your daily needs are met with ease.

Living in Lee-On-The-Solent means you are just a stone's throw away from the stunning coastline, where you can enjoy leisurely walks along the beach or partake in various water activities. The local area boasts a vibrant community with an array of shops, cafes, and amenities, making it an ideal location for both families and professionals alike.

This flat presents an excellent opportunity for those seeking a comfortable and stylish living space in a sought-after seaside location. Whether you are looking to invest or find your next home, this property is sure to impress. Don't miss the chance to make this delightful flat your own.

Call today to arrange a viewing  
02392 553 636

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# PROPERTY INFORMATION

## TENURE - LEASEHOLD

LEASEHOLD - Council Tax C

## COUNCIL TAX BAND C

Service Charge - £2664 pa

Ground Rent - £300 pa

## 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.

## 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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	73
EU Directive 2002/91/EC	
England & Wales	

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