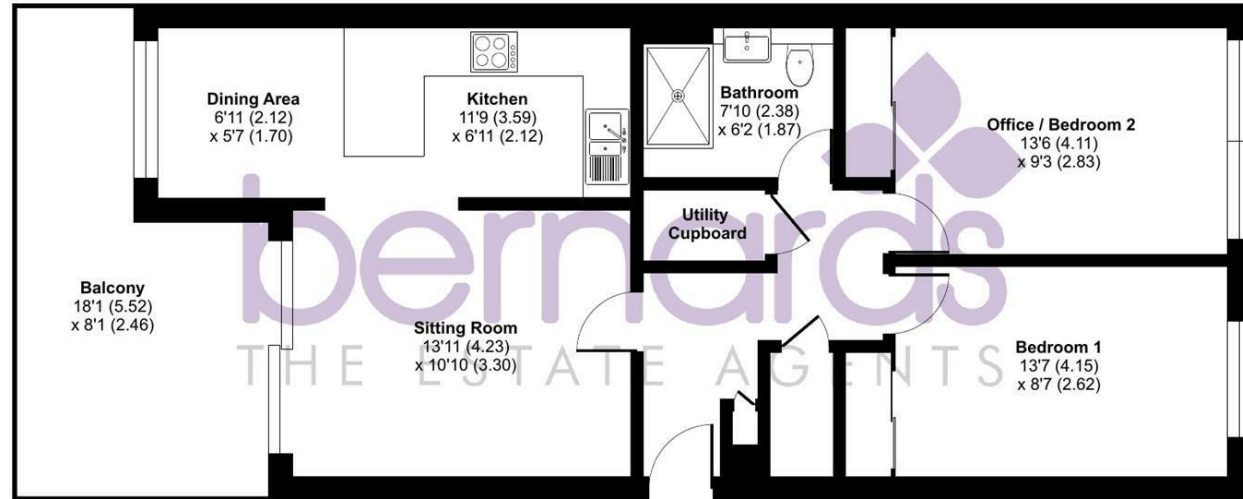


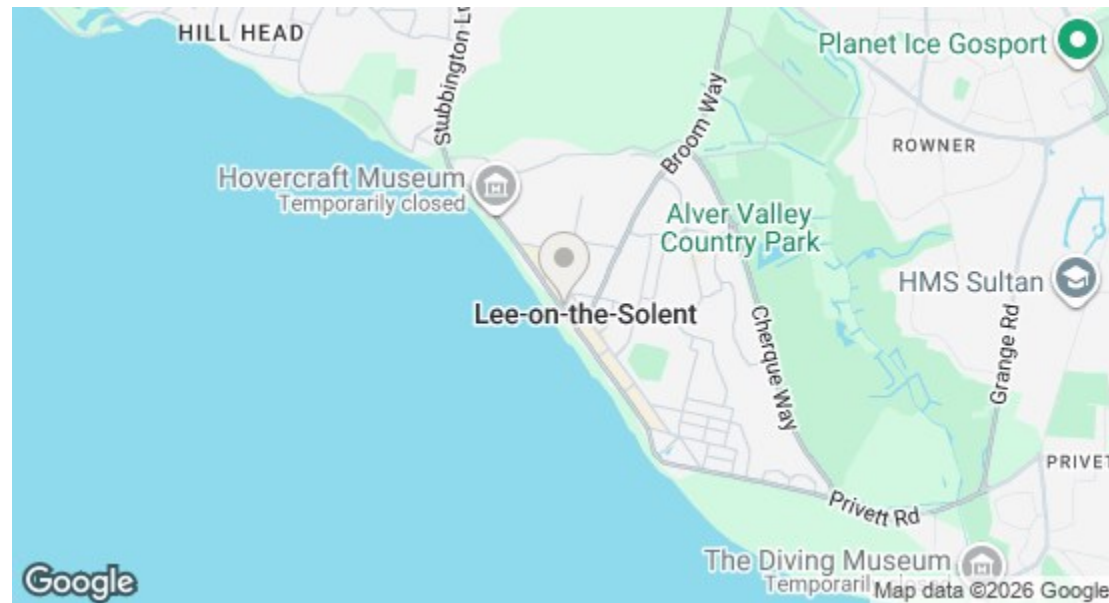
**Marine Parade West, Lee-on-the-Solent, PO13**

Approximate Area = 742 sq ft / 68.9 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1381217



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		74	79
		EU Directive 2002/91/EC	

**FOR SALE**  
**£299,995**



Flat 6, Promenade Court 17-19  
Marine Parade West, Lee-On-The-Solent, Hampshire, PO13 9JX

2   
 1   
 1  
 BEDROOMS    BATHROOMS    RECEPTIONS

02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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**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.

**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.

**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!

**Assistance with removals**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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.

**Service Charge**  
£1920 pa

**SHARE OF FREEHOLD - Council Tax Band D**



**SUMMARY**

Bernards Eckersley White are pleased to present this delightful apartment at Promenade Court which offers a perfect blend of comfort and convenience. Spanning an inviting 743 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples or individuals seeking a serene retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen is light and airy with a breakfast bar overhang, useful for extra dining.

Located on Marine Parade West, residents can take advantage of the stunning coastal views and the nearby amenities that Lee-On-The-Solent has to offer. With its picturesque seafront, local shops, and recreational facilities, this area is perfect for those who appreciate a vibrant community lifestyle.

This apartment presents an excellent opportunity for anyone looking to settle in a peaceful yet engaging environment. Whether you are seeking a permanent residence or a holiday home, this property is sure to impress with its charming features and prime location. An internal viewing is highly recommended.

