

Situated close to the High Street at Lee on the Solent is this delightful first floor retirement apartment offered for sale with no forward chain. Hometide House offers communal gardens, lounge and laundry room.

**The Accommodation Comprises**

Communal front door to hallway with access to communal lounge which enjoys views along Beach Road towards the Solent and Isle of Wight, laundry room, managers office, lift and stairs to all floors. This apartment is located on the first floor.

**Apartment**

Front door to:

**Entrance Hall**

Coved ceiling, emergency pull cord and front door intercom system, large storage cupboard with meter and consumer unit to wall, hot water boiler.

**Lounge/Dining Room 20' 9" x 10' 6" (6.32m x 3.20m)**

Coved ceiling, UPVC double glazed window to front elevation, electric storage heater, feature fire with electric fire inset, archway to:

**Kitchen 7' 3" x 5' 4" (2.21m x 1.62m)**

Fitted with a range of base cupboards and matching eye level units, roll top worksurface, single drainer sink unit with mixer tap over, space for electric oven.

**Bedroom 14' 0" x 8' 8" (4.26m x 2.64m)**

Coved ceiling, replaced UPVC double glazed window to communal gardens, electric storage heater, build in wardrobe with sliding doors, emergency push button.

**Shower Room 6' 7" x 5' 4" (2.01m x 1.62m)**

Close coupled WC, pedestal wash hand basin, shower cubical with electric shower and fitted seat, fitted vanity unit.

**Outside**

The property benefits from communal gardens and residential parking (subject to availability).

**Lease Information**

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease 97 years from 1983

Ground Rent: approximately £1,100 per annum

Service Charge: approximately £4,800 per annum

**General Information**

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>







Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£99,995  
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