Beautifully presented first floor two-bedroom apartment situated on the seafront at Lee on the Solent, enjoying superb panoramic views across the Solent towards the Isle of Wight. The property also benefits from a balcony, an en-suite shower room to the principal bedroom and secure gated parking.

The Accommodation Comprises
Communal Door Leading to:

Communal Hallway
Stairs to first floor.

Entrance Hallway
Security entry phone, coved ceiling, cupboard with storage and space for tumble dryer.

Lounge/Dining Room 13' 8'' + bay x 13' 5'' (4.16m x 4.09m) maximum measurements
Coved ceiling, Feature sash bay window to front elevation enjoying superb views over the Solent & Isle of Wight, door to balcony, opening to:

Kitchen 9' 3'' x 6' 8'' (2.82m x 2.03m)
Fitted with a range of base and eye level units, work surfaces over, integrated oven and hob with extractor hood over, integrated fridge & freezer, integrated dishwasher and washing machine, one and half bowl sink unit with mixer tap, UPVC double glazed sash window to side elevation, wall mounted boiler servicing the hot water and underfloor heating, coved ceiling.

Bedroom One 12' 0'' x 11' 1'' (3.65m x 3.38m) maximum measurements
UPVC double glazed sash windows to rear elevation, fitted double and single wardrobe, coved ceiling, door to:

En-Suite 7' 10'' x 3' 1'' (2.39m x 0.94m)
UPVC double glazed sash window to side elevation, mains shower, inset spotlighting, close coupled WC, pedestal wash hand basin, shaver point, extractor fan, coved ceiling.

Bedroom Two 9' 6'' x 9' 0'' (2.89m x 2.74m)
UPVC double glazed sash windows to front elevation enjoying superb views over the Solent & Isle of Wight, coved ceiling.

Bathroom 7' 10'' x 6' 6'' (2.39m x 1.98m)
UPVC double glazed sash window to side elevation, bath with shower over, inset spotlighting, close coupled WC, pedestal wash hand basin, shaver point, extractor fan, coved ceiling

Outside
The apatment benefits from allocated gated parking to the rear, there is also a bin store and bike store.

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.

Leasehold:- Lease remaining 104 years
Ground Rent: £100pa
Service Charge: £1351pa

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas 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







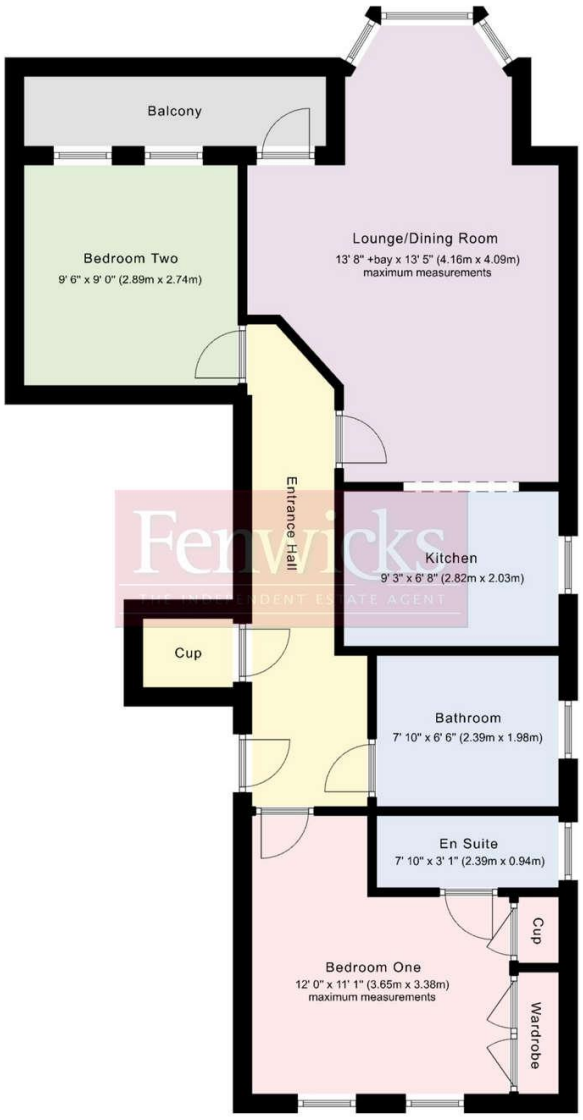








Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Leasehold

Council Tax Band: D

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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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The Property Ombudsman



DRAFT DETAILS

£325,000

Beachcrest, Lee-On-The-Solent, PO13 9AH

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

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