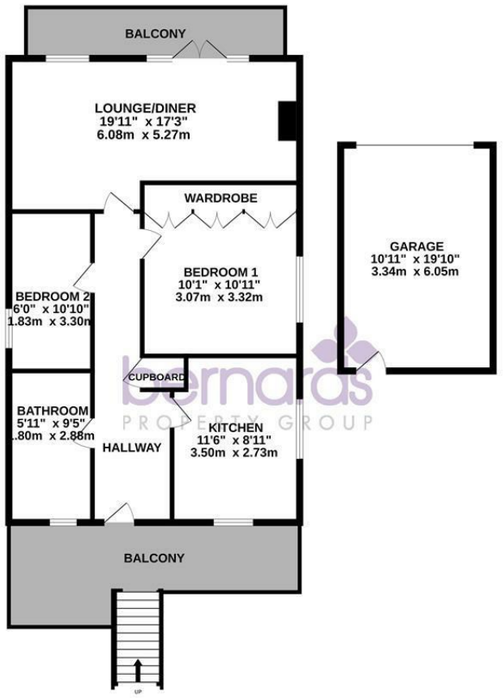
FIRST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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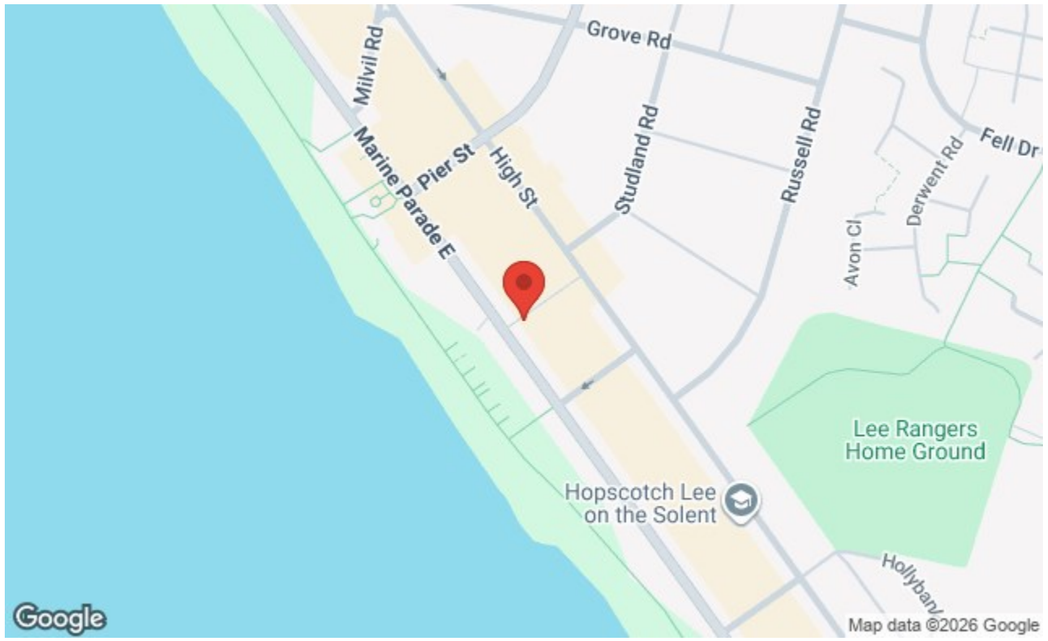

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £340,000

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

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THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- SPECTACULAR SEA VIEWS
- GARAGE
- GENEROUS SIZE
- HIGHLY SOUGHT AFTER LOCATION
- FRONT & BACK BALCONIES/PATIOS
- OFFERED WITH NO ONWARD CHAIN
- PEPPERCORN GROUND RENT
- AMPLE BUILT-IN STORAGE
- WALKING DISTANCE TO SHOPS & AMENITIES
- NEUTRALLY DECORATED & MOVE IN READY

Located on the picturesque Marine Parade East in Lee-On-The-Solent, this charming flat conversion offers a delightful blend of comfort and coastal living. With two well-proportioned bedrooms, this property is perfect for individuals, couples or small families seeking a serene retreat by the sea.

The property benefits a spacious reception room that provides an inviting atmosphere, ideal for relaxation or entertaining guests. The flat features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the balcony, which boasts stunning sea views, allowing you to enjoy the beauty of the coastline right from your home.

This property includes the added benefit of a spacious garage, providing ample storage or additional parking options. The location is particularly advantageous, as it is situated close to the high street, offering easy access to a variety of shops, cafes, and local amenities. Additionally, the nearby beach invites you to enjoy leisurely strolls along the shore or partake in various seaside activities.

This flat conversion not only offers a good size living space but also presents an excellent opportunity to embrace a coastal lifestyle in a vibrant community. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress.

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

PROPERTY INFORMATION

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.

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.

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.

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.

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.

DETAILS OF LEASEHOLD

Lease Length - 957 years
Service charge - Peppercorn ground rent - no service charge

HALLWAY

BATHROOM

5'11" x 9'5" (1.80m x 2.87m)

KITCHEN

11'6" x 8'11" (3.51m x 2.72m)

BEDROOM 1

10'1" x 10'11" (3.07m x 3.33m)

BEDROOM 2

6'0" x 10'10" (1.83m x 3.30m)

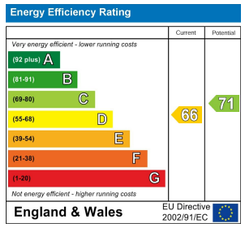
LOUNGE

19'11" x 17'3" (6.08 x 5.27)

BALCONY

GARAGE

10'11" x 19'10" (3.34 x 6.05)



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