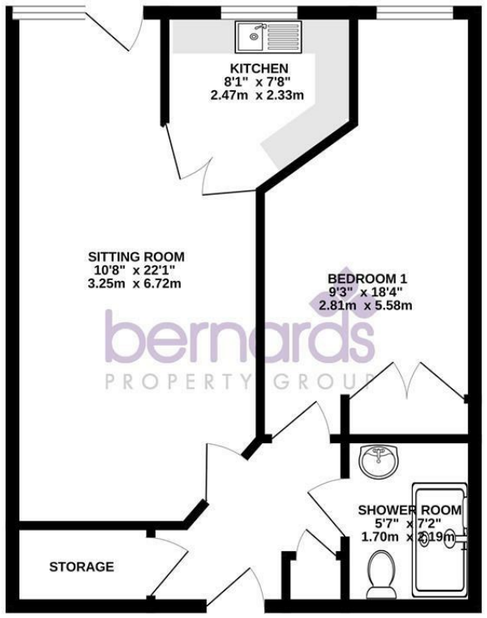
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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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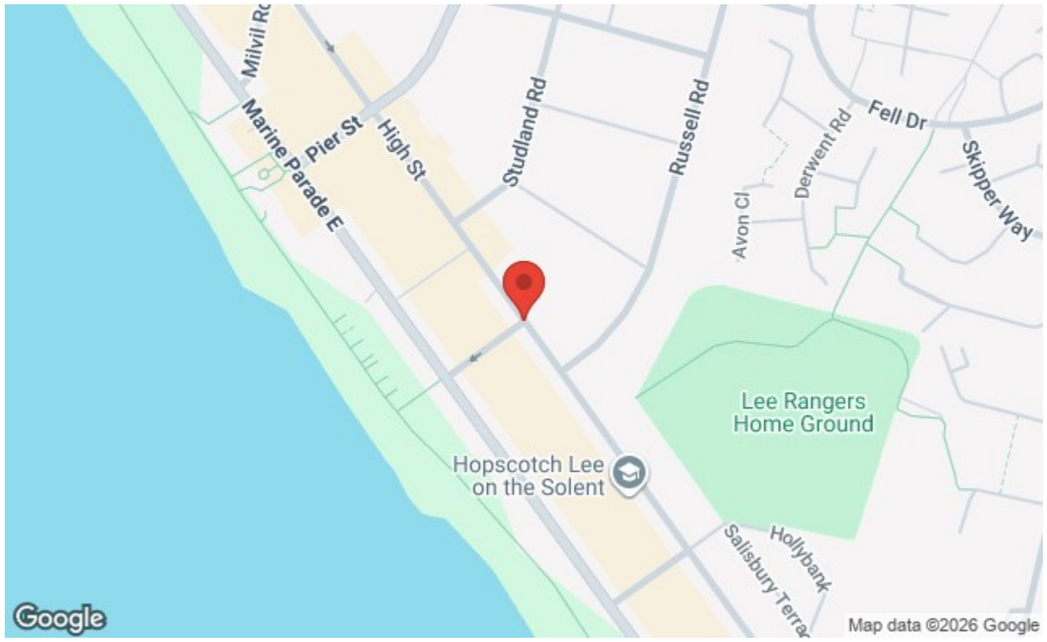


118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £150,000

Beach Road, Lee-On-The-Solent PO13 9FD

bernards
THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- Retirement Apartment
- 1 Bedroom
- Minutes from Beach & Seafront
- Close to High Street shopping and amenities
- Light & Airy Lounge/Diner
- Large Communal Lounge for all residents' use
- House Manager
- Coastal living

Located along the picturesque Beach Road in Lee-On-The-Solent, this charming retirement apartment offers a delightful blend of comfort and convenience. Spanning an inviting 507 square feet, the property features a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests.

The apartment comprises one spacious bedroom, providing a serene retreat for rest and rejuvenation. The bathroom is thoughtfully designed, ensuring both functionality and ease of use.

This property is ideally suited for those seeking a peaceful lifestyle by the coast, with the beautiful beach just a stone's throw away. Lee-On-The-Solent is renowned for its friendly community and vibrant local amenities, making it an excellent choice for retirement living.

Whether you are looking to enjoy leisurely strolls along the seafront or partake in the various activities the area has to offer, this apartment presents a wonderful opportunity to embrace a fulfilling and tranquil lifestyle. Do not miss the chance to make this delightful space your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

SITTING ROOM
10'7" x 22'0" (3.25 x 6.72)

KITCHEN
8'1" x 7'7" (2.47 x 2.33)

BEDROOM
9'2" x 18'3" (2.81 x 5.58)

SHOWER ROOM
5'6" x 7'2" (1.70 x 2.19)

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!

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.

OFFER CHECK PROCEDURE
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.

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.

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.

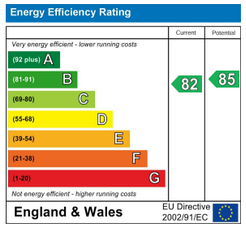
Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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.

TENURE - LEASEHOLD
LEASEHOLD - Council Tax Band C

Lease Length - 102 years
Service charge - £2,969 per annum
Ground rent - £192.50 per annum

COUNCIL TAX BAND C



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