Enjoying a prime position along Marine Parade West is this spacious ground floor apartment benefiting from stunning views of the Solent and Isle of Wight. This rare opportunity presents two double bedrooms, rear garden, garage and parking.





The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
UPVC double glazed windows to front elevation enjoying panoramic views of the Solent and Isle of Wight, UPVC double glazed front door to:

Entrance Hall
Coved ceiling, radiator, laminate flooring, smoke alarm, deep storage cupboard with light and coat hooks.

Lounge 15' 3'' x 12' 3'' (4.64m x 3.73m) plus bay
UPVC double glazed bay window to front elevation enjoying superb views across the Solent and Isle of Wight, feature fireplace with decorative surround and electric fire inset, radiator.



Kitchen 11' 4'' x 9' 7'' (3.45m x 2.92m)
Coved ceiling, UPVC double glazed window to side elevation, wall mounted Valiant combination boiler, shelves inset to alcove, range of base and eyelevel units, drawer units, rolltop worksurface, stainless steel single drainer sink unit with mixer tap, integrated under counter fridge and freezer, integrated double electric oven, gas hob with extractor hood over, storage cupboard housing meters and fuse box, UPVC double glazed window and door to:

Conservatory 10' 6'' x 7' 1'' (3.20m x 2.16m)
UPVC double glazed windows and door to rear garden, radiator, polycarbonate roof.

Bedroom One 15' 3'' x 11' 6'' (4.64m x 3.50m)
Coved ceiling, UPVC double glazed window to rear elevation overlooking the rear garden, radiator.

Bedroom Two 13' 3'' x 12' 3'' (4.04m x 3.73m) plus bay
Coved ceiling, UPVC double glazed bay window to front elevation enjoying superb views across the Solent and Isle of Wight, radiator.

Shower Room 9' 4'' x 5' 9'' (2.84m x 1.75m)
Two obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, wall mounted heater, ladder style radiator.

Outside
To the rear or the property is a delightful garden mainly laid to lawn with flower beds, there is rear pedestrian access and courtesy door to garage with parking space beyond.





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: In the process of being extended to 999 years.

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



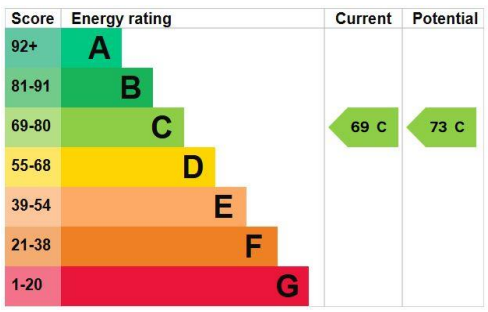


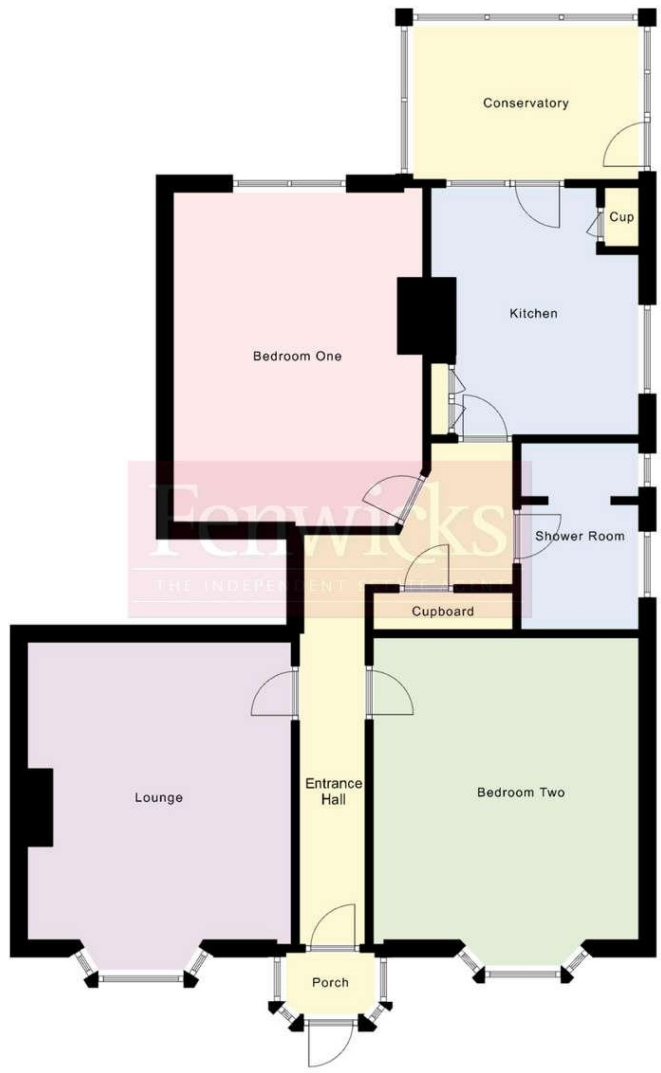






Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Share of Freehold

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



£360,000

DRAFT DETAILS

Marine Parade West, Lee-On-The-Solent, PO13 9LW

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