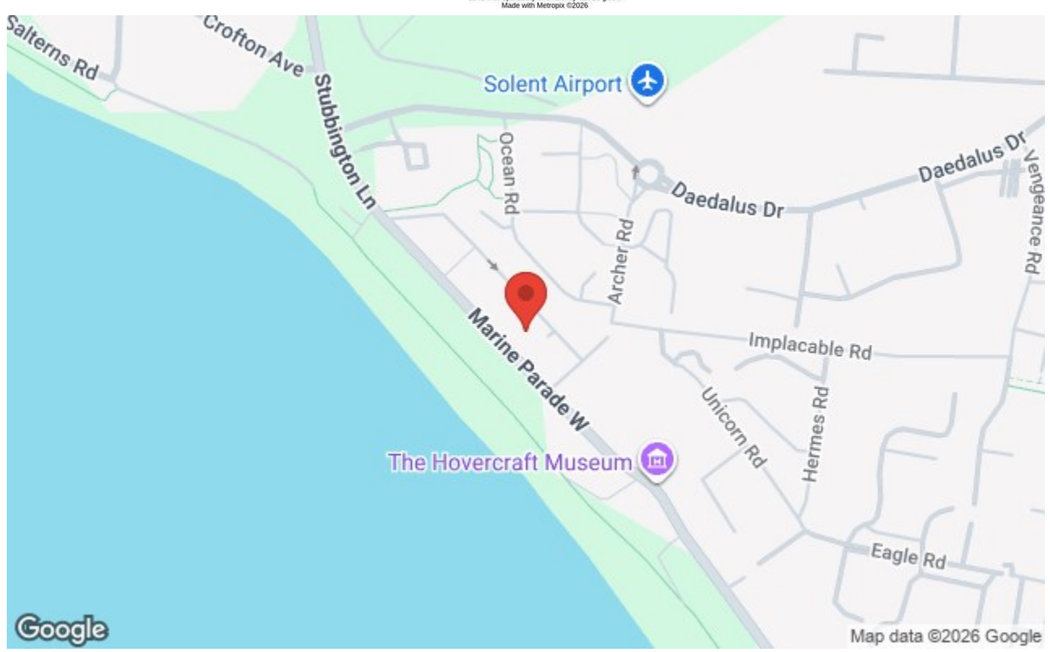
RAISED GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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 £325,000

50-51 Marine Parade West, Lee-On-The-Solent PO13 9ED

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- NO CHAIN
- ALLOCATED PARKING SPACE
- STUNNING SEA VIEWS
- SPACIOUS BALCONY
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN & LOUNGE
- AMPLE STORAGE
- CLOSE TO BUS STOP
- SUN ROOM LEADING TO BALCONY
- MODERN SHOWER ROOM

Introducing Arismore Court, Marine Parade West in Lee-On-The-Solent, this charming flat offers a delightful coastal lifestyle.

Upon entering, you are welcomed into a generous living area that boasts stunning views of the Solent, allowing you to enjoy the beauty of the coastline from the comfort of your home. The living space flows seamlessly onto a good-sized balcony, perfect for relaxing with a morning coffee or enjoying the evening breeze.

The property features two double bedrooms with numerous areas of storage throughout, a modern shower room which is thoughtfully designed to provide both style and functionality.

Convenience is further enhanced by the availability of parking for one vehicle, making this property not only a lovely home but also a practical choice for everyday living. Additionally, with no onward chain, you can move in with ease and start enjoying your new surroundings without delay.

This property combines classic charm with modern comforts, making it a wonderful opportunity for anyone looking to embrace the coastal lifestyle in Lee-On-The-Solent. Don't miss your chance to make this delightful property your own.

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

PROPERTY INFORMATION

HALLWAY

LOUNGE/KITCHEN/DINER
15'7" x 19'6" (4.75m x 5.95m)

SUN ROOM
7'9" x 5'1" (2.36m x 1.55m)

BALCONY
15'7" x 5'1" (4.75m x 1.56m)

BATHROOM
5'11" x 8'4" (1.80m x 2.54m)

BEDROOM 1
10'2" x 15'5" (3.11m x 4.70m)

BEDROOM 2
9'2" x 15'5" (2.80m x 4.70m)

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.

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!

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.

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.

LEASEHOLD - COUNCIL TAX BAND D
Lease length - 112 Years
Service charge - £1,680.00 per annum
Ground rent - £250.00 per annum









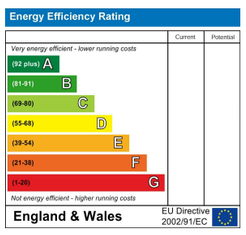












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