

Situated on the seafront at Lee on the Solent is this exceptional three double bedroom FIRST FLOOR apartment enjoying the most spectacular views across the Solent & Isle of Wight. West Point is ideally located close to the High Street providing easy walking distance to local cafes, restaurants, shops and amenities. The property benefits from a garage and is offered for sale with no forward chain. Offers invited.

**The Accommodation Comprises**

Communal front door and stairs to first floor, door to apartment:

**Entrance Hall**

Communal entry phone, airing cupboard to further storage cupboards, radiator, double opening glazed doors with glazed side panels to:

**Lounge/Dining Room 24' 4" x 16' 7" (7.41m x 5.05m) narrowing to 9' 5" (2.87m) maximum measurements**

An impressive room enjoying superb views across the Solent and Isle of Wight, living area and dining area, two radiators, UPVC double glazed window and double glazed sliding patio door to:

**Balcony**

Balcony with glass sides, space for table and chairs.

**Kitchen 10' 5" x 6' 6" (3.17m x 1.98m)**

Fitted with a range of base cupboards and matching eye level units, rolltop worksurface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for oven, recess and plumbing for washing machine, space for under counter fridge and freezer, tiled flooring, extractor hood and light, opening to dining area with views directly out to the Solent and Isle of Wight.

**Bedroom One 14' 4" x 8' 10" (4.37m x 2.69m)**

UPVC double glazed window to rear elevation, built-in wardrobe, radiator.

**Bedroom Two 14' 4" x 7' 11" (4.37m x 2.41m)**

UPVC double glazed window to rear elevation, built-in wardrobe, radiator.

**Bedroom Three 11' 6" x 9' 1" (3.50m x 2.77m)**

UPVC double glazed window to rear elevation radiator

**Shower Room & WC 8' 3" x 5' 11" (2.51m x 1.80m) maximum measurements**

Shower room and is WC connected via an arch but with also separate door access

**Cloakroom**

Close coupled WC pedestal, wash hand basin.

**Shower Room**

Corner shower cubicle with electric shower, shaver point, extractor fan.

**Outside**

The property benefits from a garage with parking to the front.

**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>

**Agents Note**

Share of Freehold

Lease: TBC years from TBC

Service charge: £1,900 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Share of Freehold

Council Tax Band: E

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£335,000

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

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**

THE INDEPENDENT ESTATE AGENT