

GROUND FLOOR



While 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 errors, omissions or misstatements. 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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**Flat 2 169 High Street
Lee-On-The-Solent
Gosport
PO13 9BX**

Asking Price £165,000
Leasehold



This well presented second floor flat is situated in the popular location of Lee-on-the-Solent High Street. The accommodation briefly comprises of entrance hall, good sized lounge/diner, modern kitchen, two double bedrooms and bathroom with shower over bath. The property also benefits from double glazing and gas central heating and has the use of a garage and parking in front of garage. An additional benefit is that there is NO CHAIN AHEAD.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	79

England & Wales EU Directive 2002/91/EC



Entrance Hallway
Accessed from the communal hallway, inset spotlights to ceiling security intercom system, access to storage cupboard, radiator.

Garage
14'9" x 8'2" (4.52 x 2.49)
With up and over door located at the rear of the flat.

Lounge
12'10" x 11'7" (3.92 x 3.556)
Double glazed window to front elevation, smooth skimmed ceiling, radiator.

Leasehold Information
Term 999 years from 1983
Services charge £500 per 6 months includes building insurance
Pearsons management company
Please confirm the above once in the hands of solicitors when they receive the lease.

Kitchen
8'11" x 7'4" (2.73 x 2.25)
Double glazed window to front elevation, fitted with range of wall and base cupboard/drawer units with work surfaces over, inset one and half bowl sink unit with mixer tap, plumbing for washing machine, space for cooker, fire door to outside staircase.

Bedroom 1
15'4" x 10'8" (4.68 x 3.27)
Double glazed window to front elevation, radiator.

Bedroom 2
13'10" x 12'2" (4.23 x 3.71)
Double glazed window to rear elevation, radiator.

Bathroom
Two double glazed windows to rear elevation, panel bath with mixer taps and shower over, half tiled walls, low level WC, pedestal wash hand basin, radiator.