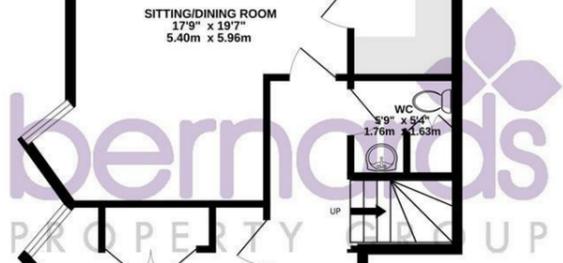
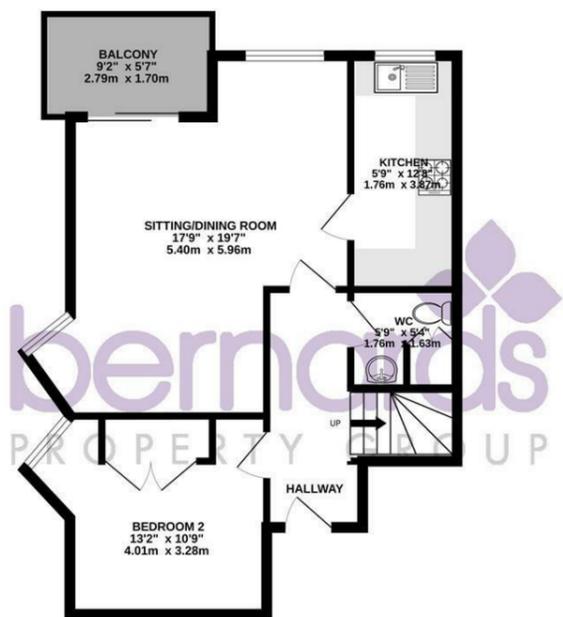


BASEMENT  
144 sq.ft. (13.4 sq.m.) approx.

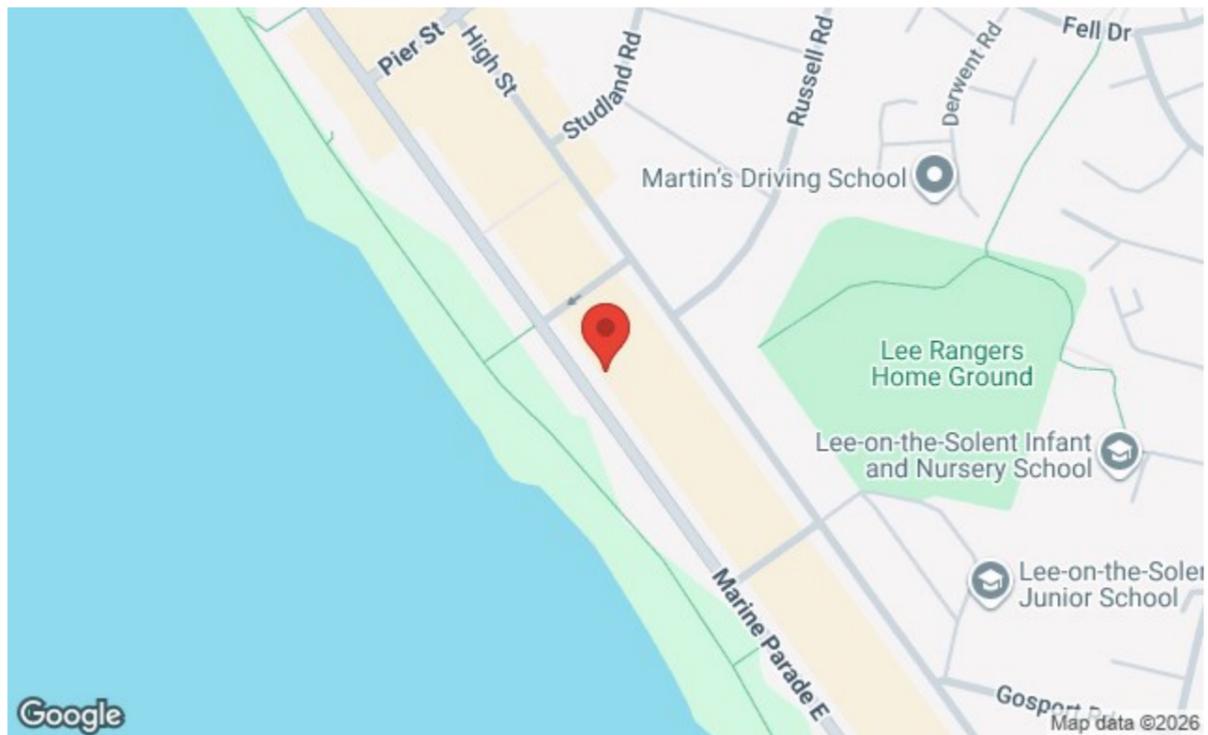
GROUND FLOOR  
558 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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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**FOR SALE**

Asking Price £425,000

28 Marine Parade East, Lee-On-The-Solent PO13 9BW



2 bedrooms, 2 bathrooms, 1 living area icon

### HIGHLIGHTS

- Top Floor Split Level Apartment
- 2 Double Bedrooms
- Modern Fitted Kitchen With Neff Appliances
- Contemporary Shower Room
- Separate Cloakroom
- Stunning Solent & Isle of Wight views
- Close proximity to town and amenities
- 2 South Facing Balconies
- Lift Access
- Large Garage and Residence Parking

Positioned on the sought-after seafront of Lee-on-the-Solent, 12a Island Court is an impressive top floor split-level apartment boasting panoramic views across the Solent towards the Isle of Wight.

Recently and comprehensively refurbished, the property is presented in genuine turn-key condition. Extending to approximately 1,021 sq ft (including the garage), it offers noticeably more space than many comparable seafront apartments, along with the rare benefit of two private balconies and sea views from every principal living space.

The main level features a substantial lounge/diner with sliding doors opening onto a large south-facing balcony, perfectly positioned to enjoy the coastal outlook. The modern kitchen is sleek and well-appointed with integrated Neff appliances. This floor also provides a generous double bedroom with fitted wardrobes and a

separate W/C. Upstairs, a further large double bedroom enjoys elevated sea views and fitted wardrobes, complemented by a spacious walk-in shower room with double shower. A handy utility room sits behind, alongside additional storage, adding to the three sizeable storage cupboards already within the apartment.

Additional benefits include lift access, a private oversized garage with light, power and remote-controlled door located directly beside the building entrance, plus communal residents' parking.

A beautifully finished coastal home offering exceptional space, storage and truly outstanding sea views.

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



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# PROPERTY INFORMATION

## 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.

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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.

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## SHARE OF FREEHOLD - COUNCIL TAX BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

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