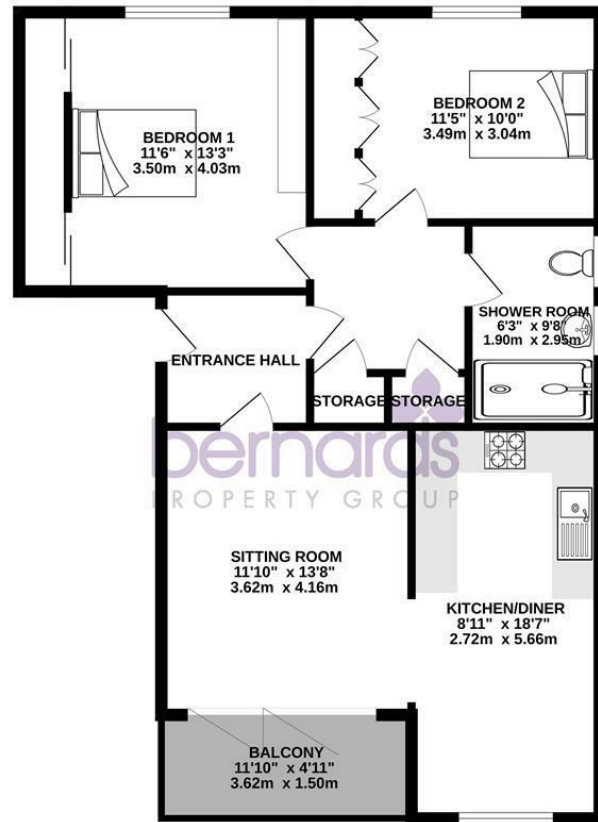


GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 £365,000

Marine Parade East, Lee-On-The-Solent PO13 9LA

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## HIGHLIGHTS

- Third floor seafront apartment
- Stunning panoramic views across the Solent
- Impressive sitting room with bi-folding doors
- Balcony perfectly positioned to enjoy the coastal outlook and sunsets
- Generous kitchen/dining room with fitted appliances
- Two large double bedrooms, both with extensive fitted wardrobes
- Well-maintained family shower room
- Excellent storage with two large hallway cupboards
- Allocated parking space within a secure underground car park
- Prime central Lee-on-the-Solent location, moments from the High Street and seafront

Positioned on the third floor of the highly regarded Bembidge Lodge, this exceptional seafront apartment enjoys some of the most impressive views available in the heart of Lee-on-the-Solent, stretching across the Solent towards the Isle of Wight.

The standout feature of the home is the stunning sitting room, where bi-folding doors open seamlessly onto a private balcony, perfectly framing the coastal outlook and creating an ideal space for both relaxing and entertaining. Adjacent to this is a generous kitchen/dining room, thoughtfully designed with a range of fitted appliances and ample space for a dining table, all complemented by a window that continues to capture the far-reaching sea views.

To the rear of the property are two well-proportioned double bedrooms, both benefiting from a wealth of fitted wardrobe space. Further storage is provided by two large cupboards located in the hallway, ensuring practicality matches the lifestyle on offer. The accommodation is completed by a well-maintained family shower room.

Externally, the property benefits from an allocated parking space within a secure underground car park, a valuable addition in such a central seafront location.

A rare opportunity to acquire a beautifully positioned apartment offering breathtaking views, generous proportions and a prime coastal setting just moments from local shops, cafés and the promenade.

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



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



# 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.

## 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.

SHARE OF FREEHOLD - Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC		England & Wales	



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