

£365,000

Flat 1 Solent Heights, 23 Marine Parade East

Lee-on-the-Solent, PO13 9BW

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully positioned three-bedroom apartment, occupying an enviable location directly on Lee-on-the-Solent seafront and boasting views across the Solent towards the Isle of Wight.

Upon entering the property, a spacious and welcoming entrance hallway provides access to the generous accommodation. A particular highlight is the impressive 20'10" x 15'08" L-shaped lounge, offering a fantastic space to relax and enjoy the coastal views. Adjacent to the living space, the apartment also benefits from a separate dining room, with direct access onto the south-facing balcony – the perfect spot to sit back and enjoy the sea air. There is access to the modern kitchen from the dining room and this has been refitted to boast ample storage, worktop space and integrated appliances.

Three well-proportioned bedrooms provide flexible accommodation, complemented by a family bathroom and separate cloakroom. Further benefits include a private garage, residents' parking and useful communal facilities such as washing lines and an easily accessible rubbish chute.

Perfectly placed for enjoying the very best of coastal living, the property is just moments from the beach and within easy reach of Lee-on-the-Solent High Street, with its excellent selection of cafés, shops and amenities.

With its generous proportions, sought-after seafront position and superb Solent views, this wonderful apartment is not to be missed. Call our Stubbington branch today to arrange your internal viewing.

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ENTRANCE HALLWAY

Communal entrance hallway with secure entry system and steps to upper ground floor.

APARTMENT

ENTRANCE HALLWAY

LOUNGE 20' 10" x 15' 8" (6.35m x 4.78m maximum measurements)

DINING ROOM 9' 1" x 7' 7" (2.77m x 2.31m)

BALCONY

KITCHEN 9' 1" x 7' 3" (2.77m x 2.21m)

BEDROOM 1 13' 0" x 8' 7" (3.96m x 2.62m)

BEDROOM 2 12' 1" x 9' (3.68m x 2.74m)

BEDROOM 3 8' 8" x 6' 6" (2.64m x 1.98m)

BATHROOM 6' 2" x 5' 10" (1.88m x 1.78m)

CLOAKROOM 9' 1" x 2' 11" (2.77m x 0.89m)

OUTSIDE

RESIDENTS PARKING

GARAGE IN AREAR BLOCK

LEASE INFORMATION

Lease: 999 Years lease from 2006
Ground Rent: Share of Freehold
Service Charge: £500 per quarter

GROUND FLOOR



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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LOCAL AUTHORITY

Gosport Borough Council

TENURE

Leasehold – Share of Freehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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