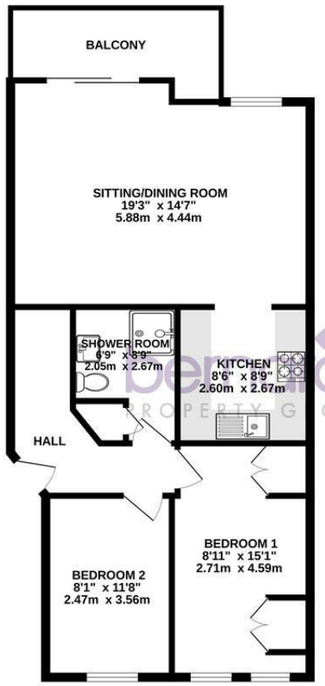
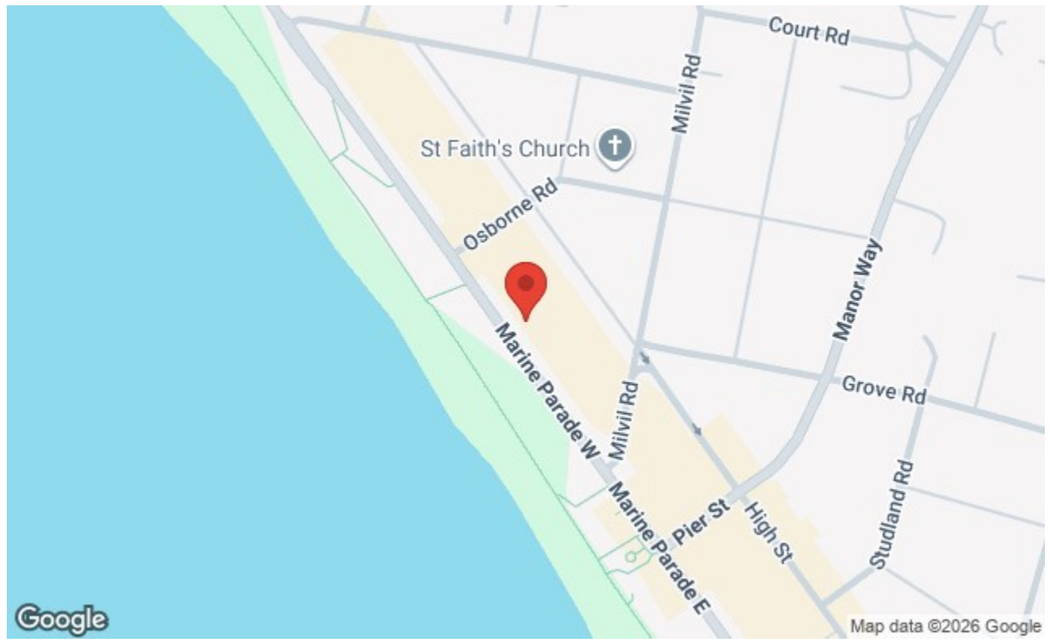
GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £325,000

Marine Parade West, Lee-On-The-Solent
PO13 9LN

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- Highly regarded top floor apartment
- Central Lee-on-the-Solent location moments from beach and seafront
- Spacious lounge/diner
- Modern kitchen with integrated appliances and stylish contemporary finish
- Two double bedrooms both benefitting from fitted storage
- Modern shower room
- Two allocated parking spaces, one within the secure underground garage
- Balcony with Solent & Isle of Wight views
- Well-maintained block with secure gated parking and lift access to all floors
- Offered with no forward chain and potential opportunity to secure a share of the freehold

Offered to the market with no forward chain, this top floor apartment is situated within the highly regarded Victory Court development, perfectly positioned in the heart of Lee-on-the-Solent just moments from the seafront, High Street shops, cafés and amenities.

One of the standout features of this apartment is the exceptional parking and storage on offer, something rarely found so close to the coast. The property benefits from two allocated parking spaces, one within the secure gated residents' car park and a second within the underground parking garage. In addition, there is a private external storage locker, ideal for bicycles, paddleboards or other water sports equipment.

The development itself is well maintained and serviced by a lift to all floors, with this apartment occupying a desirable top floor position. Internally, the living accommodation is arranged to the front of the property in order to maximise the coastal outlook. The spacious lounge/diner opens onto a balcony enjoying sea views across the Solent towards the Isle of Wight, creating a fantastic space to relax or entertain.

Leading off the living area is a sleek and stylish modern kitchen fitted with a range of integrated appliances, offering a contemporary finish alongside excellent storage and preparation space.

To the rear of the apartment are two generous double bedrooms, both benefitting from fitted storage, whilst centrally positioned is a modern shower room.

The property is currently held on a shorter lease term, however any interested parties are encouraged to contact us directly as there is potential for a share of the freehold arrangement to be secured.

A rare opportunity to purchase a coastal apartment offering sea views, secure parking, extensive storage and an incredibly convenient central location.

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

PROPERTY INFORMATION

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!

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.

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.

LEASEHOLD

Lease Length - 67 years

Service charge - £3,,035 per annum

Please speak with Bernards Estate Agents regarding the leasehold of the apartment.

We understand from the owners that there is the opportunity to own a share of the freehold.

Bernards Estate Agents understand that use of the loft space will not be permitted under the current lease.

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.

Council Tax Band D







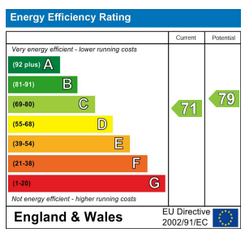












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