

£625,000

11 The Spinnakers, Beach Road

Lee-on-the-Solent, PO13 9FH

PROPERTY SUMMARY

Within a stones' throw to local amenities and the high street, we are excited to bring to market this one of a kind penthouse apartment in Lee on the Solent, boasting stunning sea views over the Solent to the Isle of Wight. This well maintained building has an underground parking garage with two allocated spaces for the penthouse and an automatic electric door entrance, as well as a useful lift to all floors internally. Once at the apartment, the spacious hallway provides a welcoming entrance leading to the refitted kitchen open into the lounge/diner featuring sea-views and two access points to the wrap around balcony. The kitchen is well appointed with integrated appliances, ample storage and great worktop space. Three double bedrooms further compliment the generous accommodation with a sleek ensuite from the master. A three-piece family bathroom completes this wonderful home. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out on the opportunity for exclusive coastal living.





ENTRANCE HALL 17' x 10' 4" (5.18m x 3.15m)

LOUNGE/DINER 21' 5" x 12' 11" (6.53m x 3.94m)

KITCHEN 14' 7" x 8' (4.44m x 2.44m)

BEDROOM 1 17' 11" x 13' 10" (5.46m x 4.22m)

ENSUITE 10' x 4' 2" (3.05m x 1.27m)

BEDROOM 2 14' 7" x 10' 1" (4.44m x 3.07m)

BEDROOM 3 13' 1" x 10' (3.99m x 3.05m)

BATHROOM 8' 6" x 6' (2.59m x 1.83m)

WRAP AROUND BALCONY

UNDERGROUND PARKING GARAGE

2 x allocated spaces, automatic electric roller door, lighting and access from the lift.

LEASEHOLD INFORMATION

Tenure: Leasehold - Share of the Freehold

Ground Rent: None

Service Charges: £320 per calendar month

Balance of Lease: TBC

Management Company: Zephyr Property Management



TOP FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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