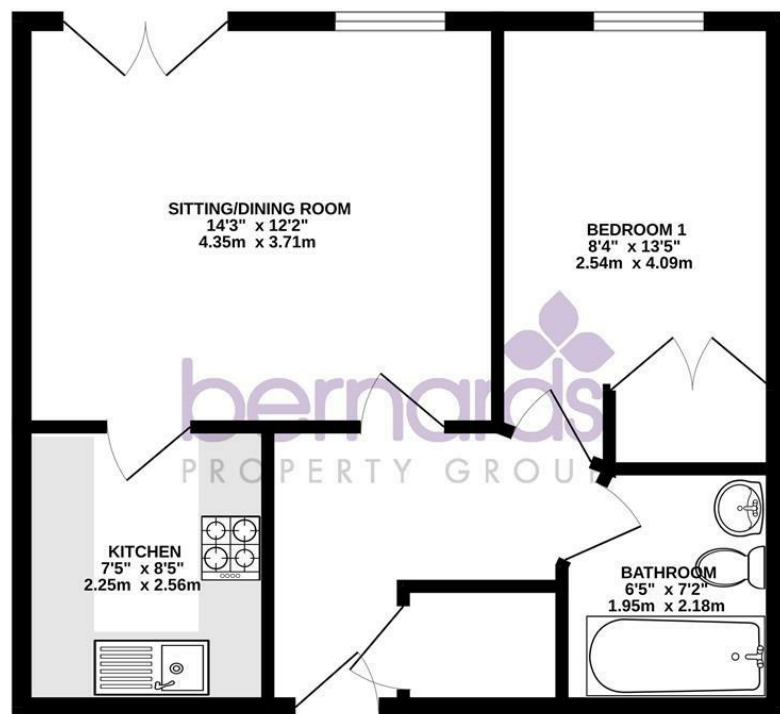
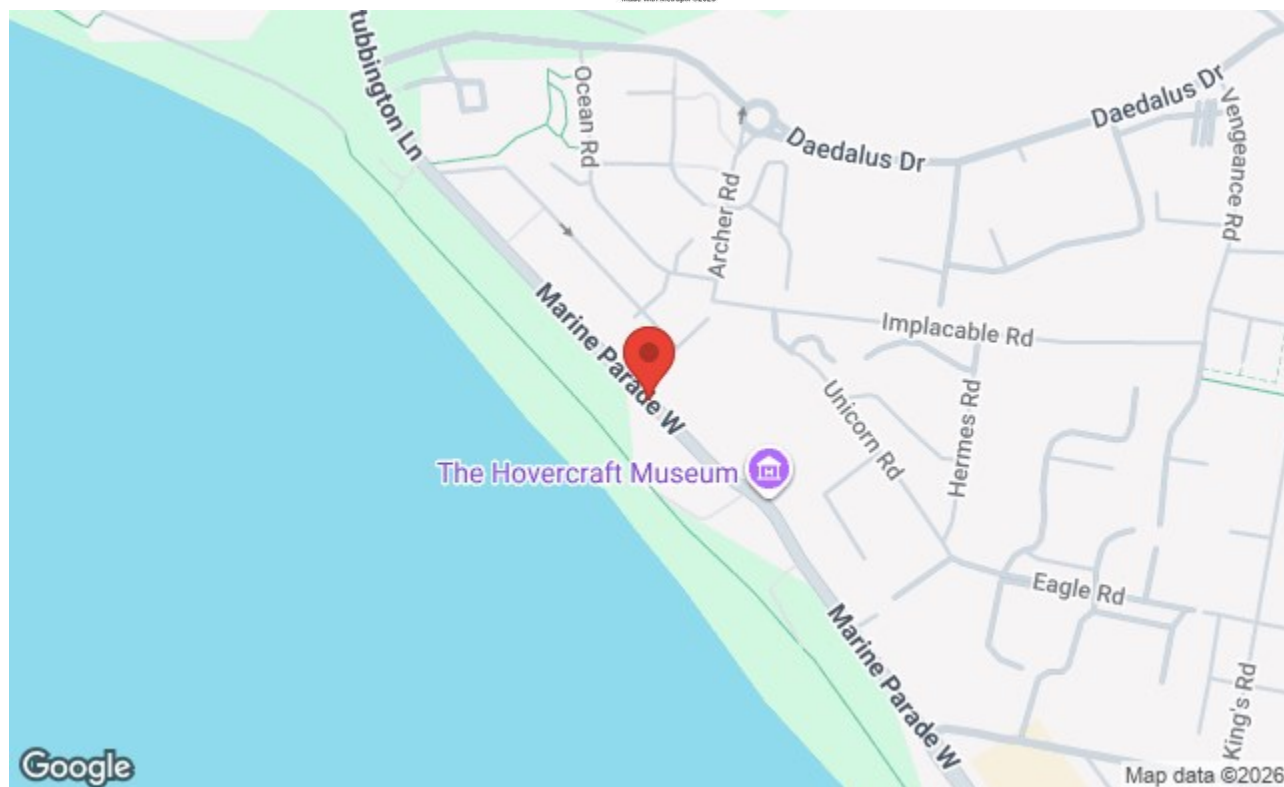


GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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**

Guide Price £190,000

55/56 Marine Parade West, Lee-On-The-Solent PO13 9XU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ 1 Bedroom Apartment
- ❖ Moments from Beach and Seafront
- ❖ First floor with lift
- ❖ Underground parking
- ❖ Juliet Balcony
- ❖ Internal Storage
- ❖ Double Bedroom with Fitted Wardrobes
- ❖ Generous Lounge Diner
- ❖ Walking Distance to Shops and Bus Stop

Positioned within a well-maintained seafront development, this first-floor apartment offers a fantastic opportunity for a range of buyers, whether you are looking for a coastal home, a lock-up-and-leave, or a smart addition to your portfolio.

Located to the rear of the building, the property enjoys a notably peaceful setting away from the seafront road, while still benefiting from the overall coastal location. The block itself is serviced by a lift to all floors and offers secure underground parking, with this apartment benefiting from one allocated space.

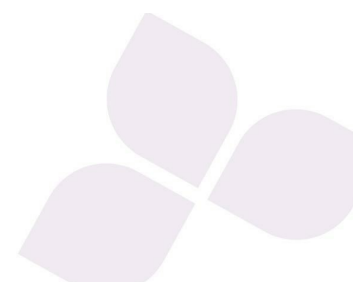
Internally, the property is well laid out and offers a comfortable and practical living space. There is a generous lounge/diner

with a Juliet balcony, allowing for plenty of natural light, which flows through to an adjoining kitchen fitted with a range of units and some integrated appliances. The double bedroom is a great size and benefits from fitted wardrobes, while the bathroom is fitted with a bath and shower over. A large storage cupboard in the hallway adds to the practicality of the home.

The property is currently tenanted until August, providing flexibility for a buyer looking to move in later in the year or continue with an investment approach.

Overall, this is an excellent low-maintenance home in a sought-after coastal location, offering both immediate appeal and long-term potential.

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.

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.

LEASEHOLD - Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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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