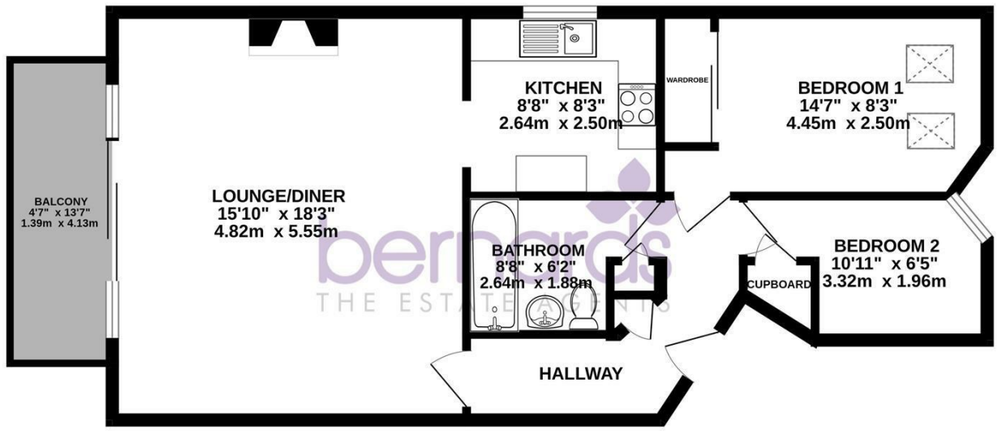
TOP FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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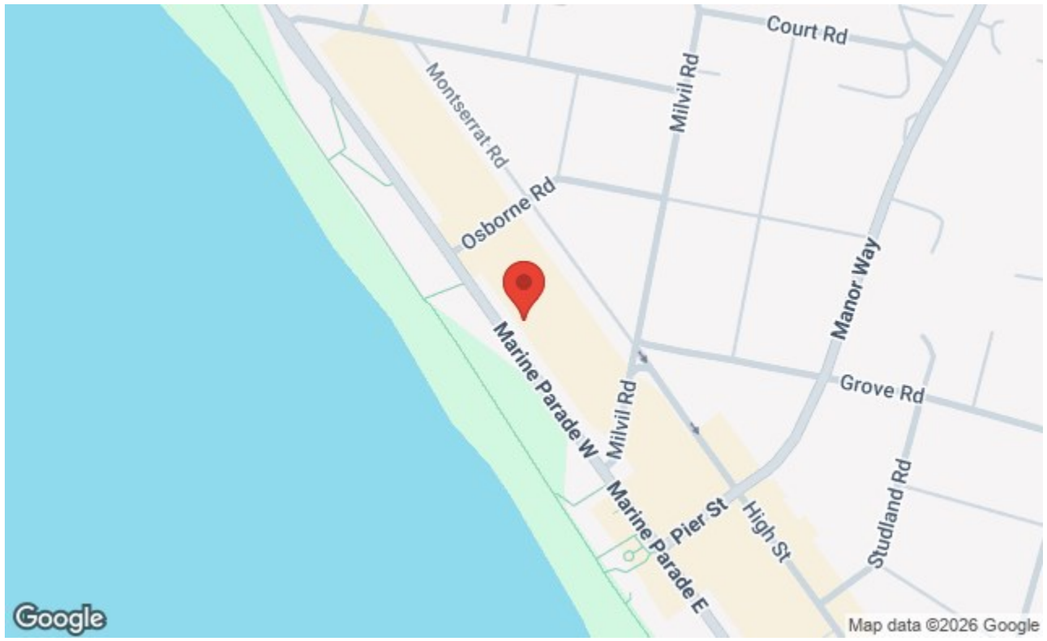

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £350,000

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

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THE ESTATE AGENTS

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HIGHLIGHTS

- FAR-REACHING SOLENT & ISLE OF WIGHT VIEWS
- PRIME LEE-ON-THE-SOLENT SEAFRONT LOCATION
- SOUTHERLY FACING BALCONY
- TOP FLOOR APARTMENT
- LIFT ACCESS
- ALLOCATED PARKING
- VIDEO INTERCOM SYSTEM
- SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM
- PRIVATE EXTERNAL STORAGE CUPBOARD

Set in a prime position on Lee-on-the-Solent seafront, this impressive top floor apartment enjoys far-reaching views across The Solent and towards the Isle of Wight, with the views particularly well enjoyed from the southerly facing balcony.

The apartment is presented with neutral décor throughout, complemented by a modern re-fitted kitchen.

The spacious accommodation comprises two bedrooms, with a built-in wardrobe to bedroom one, along with a modern re-fitted bathroom suite with shower. The generous open-plan lounge and dining room provides an excellent space for both relaxing and entertaining, with sliding doors opening directly onto the balcony.

Further benefits include lift access and video intercom system.

Externally, residents benefit from an allocated parking space within the secure car park, accessed via an automatic barrier, together with a private external storage cupboard.

The location is ideal for enjoying everything Lee-on-the-Solent has to offer, with the seafront, coastal walks, cafés, restaurants and local shops all within easy reach. There is also a bus stop directly outside the block, while Tesco Express and a doctors' surgery are conveniently nearby.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALLWAY

BATHROOM
8'7" x 6'2" (2.64 x 1.88)

LOUNGE/DINER
15'9" x 18'2" (4.82 x 5.55)

KITCHEN
8'7" x 8'2" (2.64 x 2.50)

BEDROOM 1
14'7" x 8'2" (4.45 x 2.50)

BEDROOM 2
10'10" x 6'5" (3.32 x 1.96)

BALCONY

OUTSIDE

ALLOCATED PARKING

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.

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.

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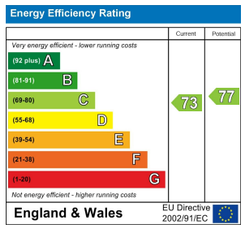
LEASEHOLD - COUNCIL TAX BAND D
Lease Length - 967 years
Service charge - £2,940 per annum



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