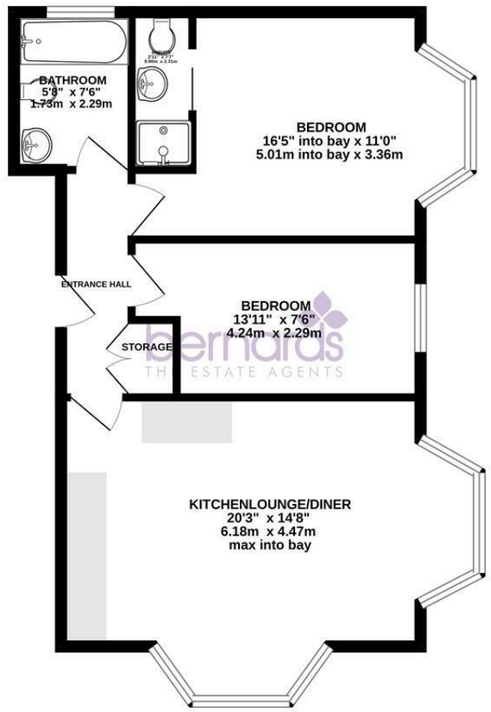
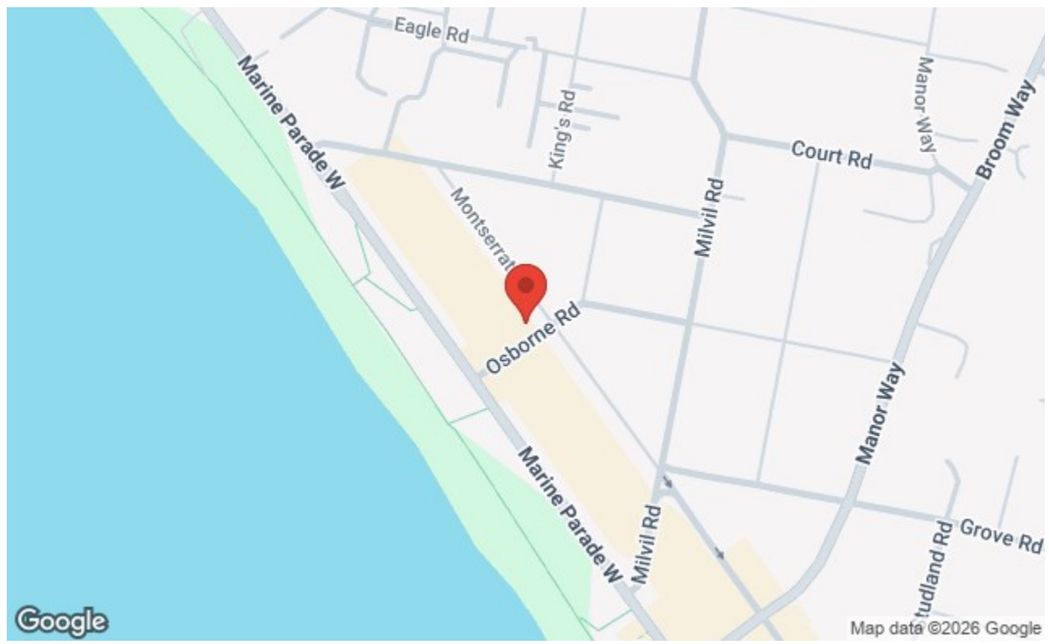
1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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

Asking Price £350,000

Osborne Road, Lee-On-The-Solent PO13 9LS

bernards THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- First Floor Apartment
- Immaculately presented
- 2 Bedrooms
- 2 Bathrooms
- Two parking spaces plus additonal visitor spaces
- Electric charging point
- One road back from beach and seafront
- No Chain
- Close to shops and amenities
- Share of Freehold

Bernards are pleased to offer for sale this delightful purpose-built flat on Osborne Road which offers a perfect blend of comfort and convenience. Spanning an impressive 604 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the coast.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts two modern bathrooms, ensuring ample facilities for residents and visitors alike.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles together with electric charging which is a rare find in such a desirable location. This added convenience allows for easy access to the surrounding amenities and the stunning coastline that Lee-On-The-Solent is renowned for.

With its prime location, this flat is not only a comfortable home but also a gateway to the vibrant community and picturesque seaside lifestyle that the area has to offer. Whether you are looking to enjoy leisurely walks along the beach or explore local shops and eateries, this property presents an excellent opportunity for those seeking a coastal living experience.

In summary, this flat on Osborne Road is a charming and practical choice for anyone looking to embrace the beauty of Lee-On-The-Solent. Don't miss the chance to make this lovely property your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/LOUNGE/DINER
20'3" x 14'7" (6.18 x 4.47)

BEDROOM 1
16'5" x 11'0" (5.01 x 3.36)

ENSUITE
2'11" x 7'6" (0.90 x 2.31)

BEDROOM 2
13'10" x 7'6" (4.24 x 2.29)

BATHROOM
5'8" x 7'6" (1.73 x 2.29)

OUTSIDE

ALLOCATED PARKING

LEASEHOLD INFORMATION
Service Charge £1504.17pa
994 years remain on Lease

COUNCIL TAX BAND D

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.

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.









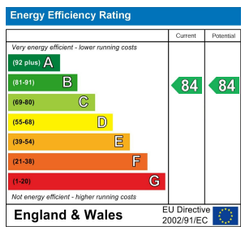












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