A rare and exciting opportunity to acquire this two bedroom penthouse apartment boasting outstanding views of the Solent & Isle of Wight. The apartment benefits en- suite to main bedroom and two allocated parking spaces in a secure garage underneath.

The Accommodation Comprises

Communal Entrance Hall
Communal front door and security entry system to:

Apartment
Stairs and lift to floors, the apartment is located on the top floor, cupboard housing smart meter.

Entrance Hall
Storage cupboard with access to consumer unit, intercom system, thermostat, two radiators, cupboard housing hot water system.

Kitchen 9' 11'' x 9' 0'' (3.02m x 2.74m)
Fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated dishwasher, integrated oven with gas hob, space for fridge/ freezer, one and a half bowl single drainer stainless steel sink unit with mixer tap, sliding glass serving hatch, window to lounge area.

Lounge/Dining Room 16' 8'' x 22' 3'' (5.08m x 6.78m) maximum measurements
Two sets of glass sliding doors leading into the balcony ideal for enjoying the sunshine, two radiators, double glazed floor to ceiling windows to front elevation with views of the Solent & Isle of Wight.

Bedroom One 14' 6'' x 11' 6'' (4.42m x 3.50m)
Double glazed windows to rear elevation, low level cupboard housing boiler, fitted wardrobes, radiator, door to:

En Suite 9' 0'' x 6' 7'' (2.74m x 2.01m)
Pedestal wash hand basin, close coupled WC, bidet, built in storage cupboard, radiator, corner bath, shaving point, tiled flooring.

Bedroom Two 14' 8'' x 10' 3'' (4.47m x 3.12m) plus wardrobes
Double glazed windows to rear elevation, fitted wardrobes.

Bathroom 8' 9'' x 5' 0'' (2.66m x 1.52m) into recess 8'4"
Wash hand basin set in vanity unit, tiled flooring, close coupled WC, panelled bath with shower connection, plumbing for washing machine.

Outside
To the front of Southwater House there are communal gardens. There are two allocated parking spaces in the underground car park accessed by a remote controlled door from service road at the rear. Individual storage units and communal bin also provided. There are three visitors parking bays, outside electric point and hose/tap for vehicle cleaning.

Agents Note
Please note, the vendor has informed the agent that the service charge for this property is £TBC per month and that there is no ground rent payable. We have also been informed that no animals are allowed in the building.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via: https://checker.ofcom.org.uk/
Flood risk - Please check via: https://www.gov.uk/check-long-term-flood-risk

Fenwicks
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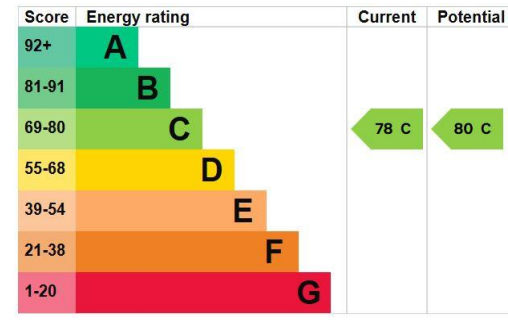

Tenure: Share of Freehold

Council Tax Band: F

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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The Property Ombudsman

DRAFT DETAILS

£575,000

Southwater House, Marine Parade West, Lee-On-The-Solent, PO13 9LW

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