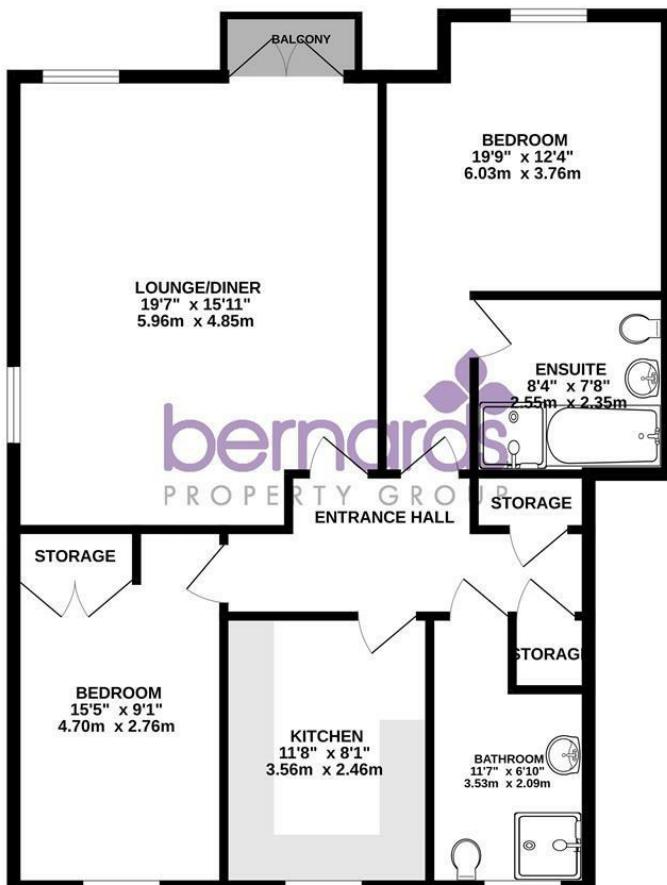
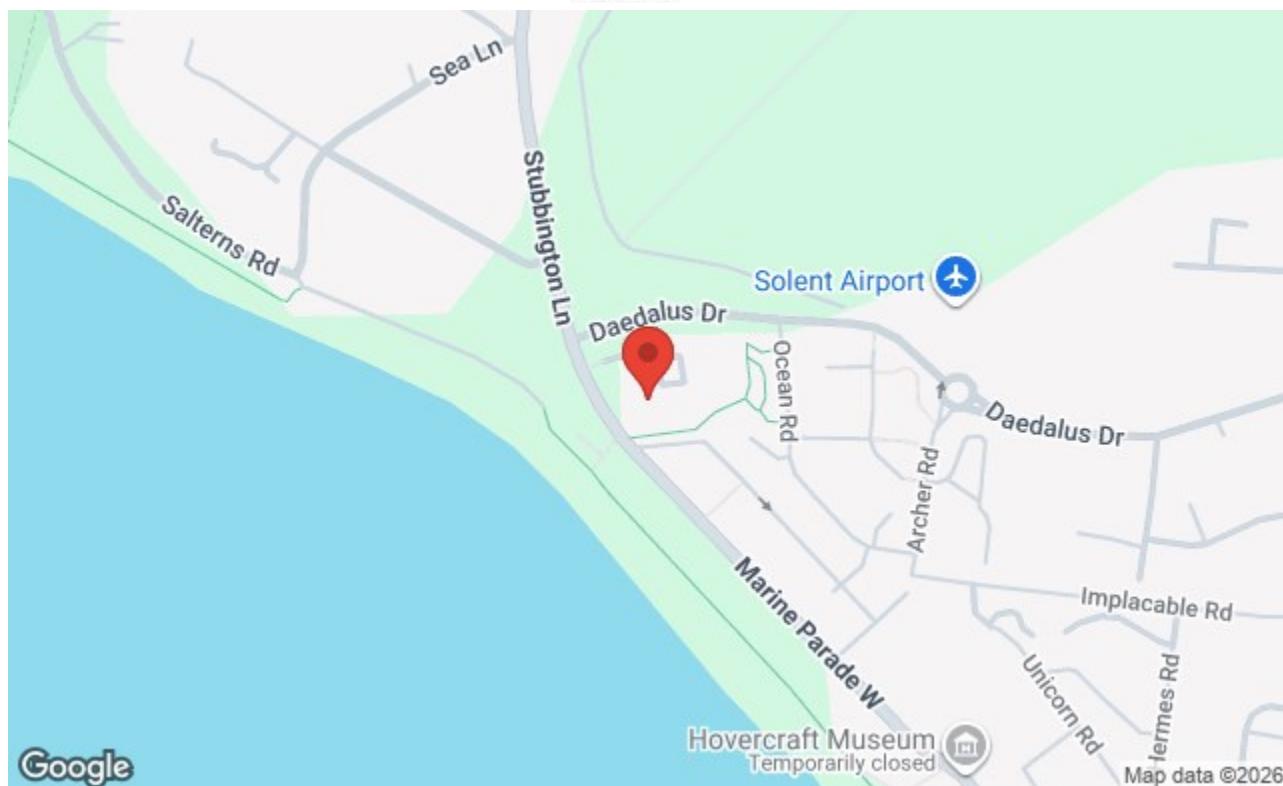


GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of these floor plans, 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



HIGHLIGHTS

- Ground Floor Apartment
- 2 Double Bedrooms
- Lounge/Diner
- Ensuite to Main Bedroom
- Patio
- Allocated Parking for 1 Car
- No Chain
- Modern Block
- Walking distance to both Lee-on-the-Solent and Stubbington
- Water front apartment

Situated along the picturesque Marine Parade West in Lee-On-The-Solent, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 952 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for anyone seeking a serene retreat by the sea.

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

atmosphere throughout.

In addition to its appealing interior, this property comes with the added benefit of allocated parking, a valuable asset in this sought-after coastal location. Residents can enjoy the nearby amenities, including local shops, cafes, and the stunning beach which is a stone's throw away.

This flat presents an excellent opportunity for those looking to embrace a coastal lifestyle in a vibrant community. With its prime location and well-designed living spaces, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

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



PROPERTY INFORMATION

FINANCIAL SERVICES
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!

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. Thank you.

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

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.

COUNCIL TAX BAND D

TENURE - LEASEHOLD

Council Tax Band D

Service Charge: £2067.08 pa



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	76
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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