

Offered for sale with No Onward Chain is this well presented, third floor retirement apartment with views down Beach Road to The Solent. The property benefits from a modern kitchen and one bedroom with built in wardrobes.

**The Accommodation Comprises**

Secure entry communal front door to:

**Communal Entrance Hall**

Manager's office, communal laundry room, residents lounge, lift and stairs to all floors.

**Third Floor**

Door to:

**Entrance Hall**

Emergency pull cord and front door entry control panel, loft hatch, large storage cupboard housing meters and consumer unit to wall, hot water boiler, shelving.

**Lounge/Dining Room 17' 4" x 10' 7" (5.28m x 3.22m)**

UPVC double glazed window with views down Beach Road of The Solent, electric storage heater, emergency pull cord, arch to:

**Kitchen 7' 4" x 5' 5" (2.23m x 1.65m)**

Fitted with a modern range of base cupboards and matching eye level units, rolltop worksurface, stainless steel sink unit with mixer tap, electric hob, space for tall fridge freezer.

**Bedroom 13' 11" x 8' 8" (4.24m x 2.64m) plus cupboard**

UPVC double glazed window with views down Beach Road of The Solent, electric storage heater, emergency push button, open cupboard with shelving and further built-in wardrobe with hanging space.

**Shower Room 6' 8" x 5' 5" (2.03m x 1.65m)**

Close coupled WC, pedestal wash hand basin, large shower cubicle with electric shower, ladder-style towel rail, Dimplex wall heater, extractor fan, emergency push button.

**Outside**

Hometide House benefits from resident's car park (subject to availability), communal gardens and patio area overlooking The Solent, communal washing line.

**Lease Information**

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: TBC years from 198X

Ground Rent: £TBC per annum

Service Charge: £TBC per annum

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

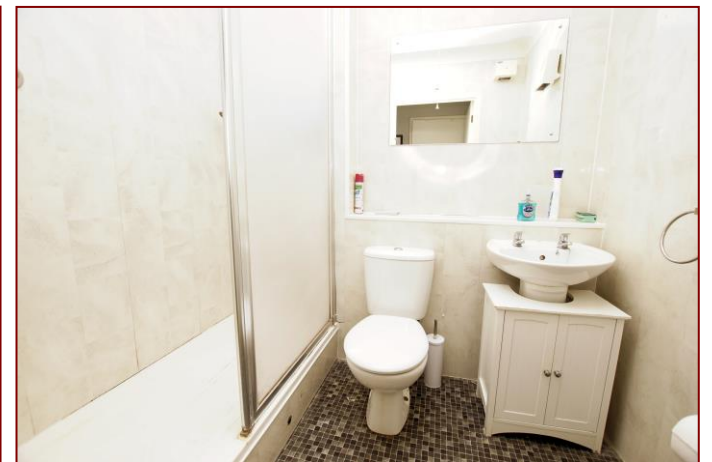
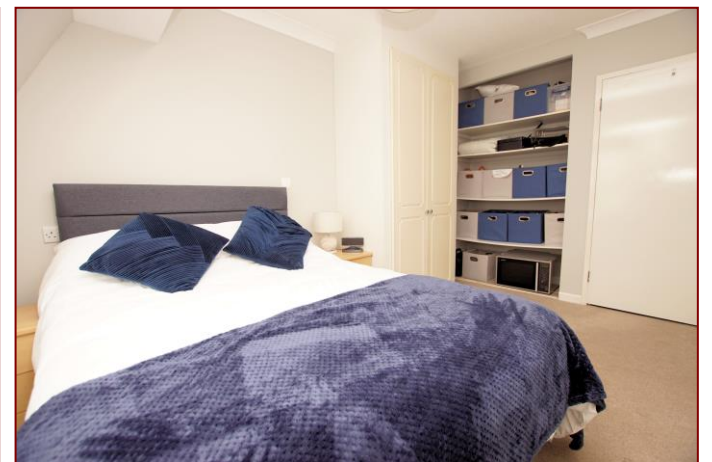
Electric Supply - Mains

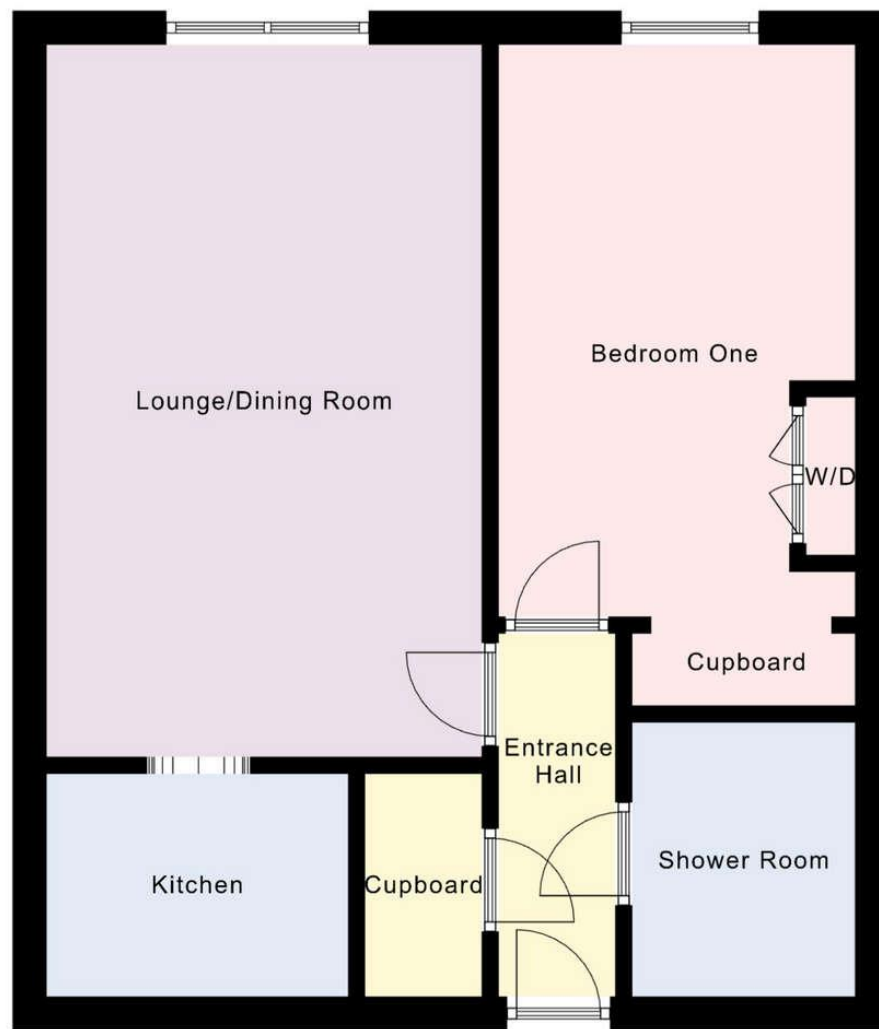
Sewerage - Mains

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B

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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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**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£109,950

Hometide House, Beach Road, Lee-On-The-Solent, PO13 9BP

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT