



1 Grove House,
15 Manor Way,
Lee-on-the-Solent, PO13 9JQ

Exceptional

PROPERTY SUMMARY

Situated just a stone's throw from the heart of Lee-on-the-Solent's vibrant High Street and picturesque seafront, this exceptionally spacious three-bedroom ground floor apartment offers the perfect blend of generous accommodation and enviable coastal living.

Extending to approximately 1,169 sq. ft., the property boasts beautifully proportioned rooms throughout, making it an ideal choice for families, downsizers seeking single-level living, or those looking for a spacious seaside retreat. At the heart of the home is an impressive 22ft sitting room, offering a wonderful space to relax or entertain with the sleek media wall with inset, app-controlled downlighting, while a bright conservatory provides the perfect setting for dining with views over the private garden.

The well-appointed kitchen enjoys direct access to the conservatory, creating a sociable layout ideal for modern day living. Three well-sized bedrooms offer flexible accommodation, complemented by a family bathroom and the added convenience of a separate W/C.

Outside, the property continues to impress with a generous private rear garden – a rare find for an apartment – providing an ideal space for alfresco dining, gardening or simply unwinding in the warmer months. The property also benefits from off-road parking.

Perfectly positioned just moments from Lee-on-the-Solent's popular beachfront, sailing clubs, cafés, restaurants and independent shops, this superb home offers an outstanding opportunity to embrace a relaxed coastal lifestyle without compromising on space or convenience. Whether you're enjoying a morning walk along the promenade, meeting friends for coffee on the High Street or simply making the most of the seaside setting, this is a home that truly captures the best of life by the coast.

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HALLWAY

LOUNGE 22' 5" x 16' (6.83m x 4.88m)

WC 6' 3" x 3' (1.91m x 0.91m)

KITCHEN 14' 6" x 13' 11" (4.42m x 4.24m)

CONSERVATORY 13' 10" x 11' 9" (4.22m x 3.58m)

MASTER BEDROOM 14' x 11' 6" (4.27m x 3.51m)

BEDROOM TWO 11' 2" x 8' 10" (3.4m x 2.69m)

BEDROOM THREE 18' x 6' 5" (5.49m x 1.96m)

BATHROOM 8' 9" x 7' 3" (2.67m x 2.21m)

OUTSIDE

PRIVATE REAR GARDEN

ALLOCATED PARKING

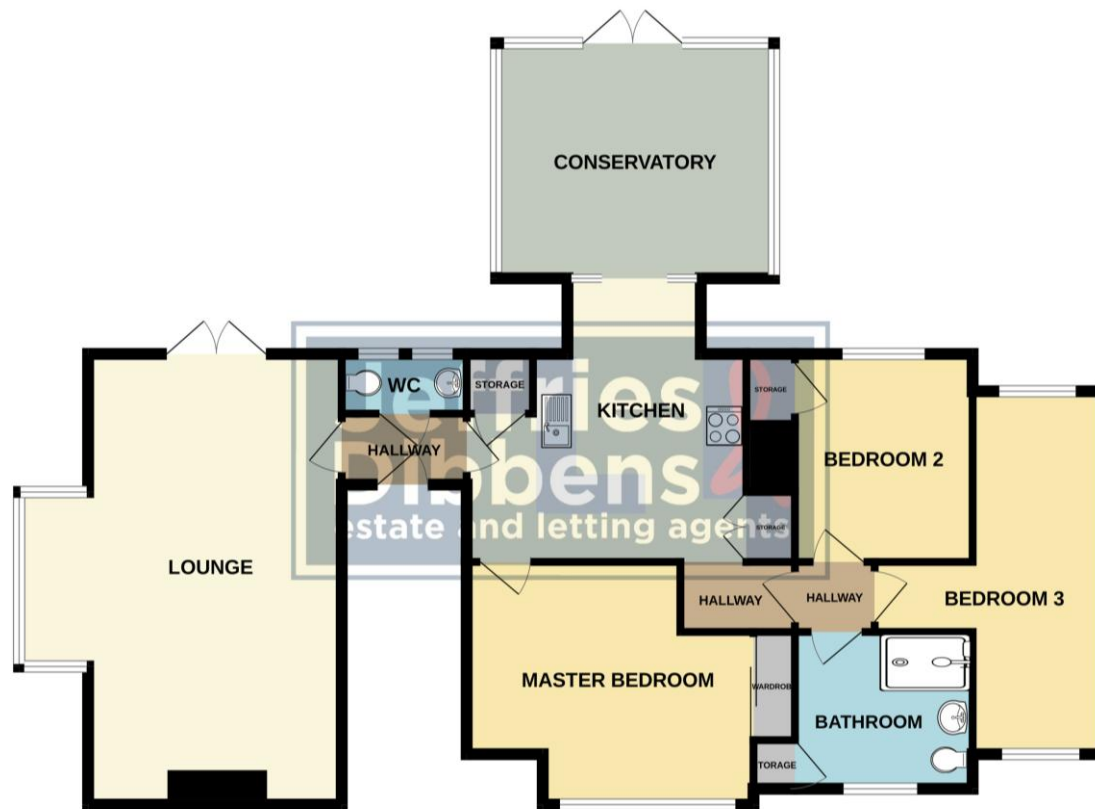
BRICK BUILT STOARGE

AGENTS NOTES

Lease renewed 2013 to 999 years (986 years)
Share of freehold
Service charge - £2511.85 per annum
Windows every 6 weeks - £15 (optional)
Building insurance included in the service charge
Service charge reviewed annually

A NOTE FROM THE OWNERS "We've absolutely loved living in our stunning ground-floor apartment in Lee-on-the-Solent. Every day has felt like being on holiday, with the beach just a four-minute stroll away and beautiful sunsets over the Solent becoming part of daily life. The location is exceptional, with a GP practice opposite, a friendly local pub moments away, and cafés, bars, convenience stores and independent boutiques all within easy reach on the vibrant high street. It has been a truly special place to call home. Although we will miss it dearly, we're relocating to be closer to our immediate family in East Sussex, and we hope the next owners fall in love with the apartment and its coastal lifestyle as much as we have."





LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold – Share of the Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



Exceptional

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