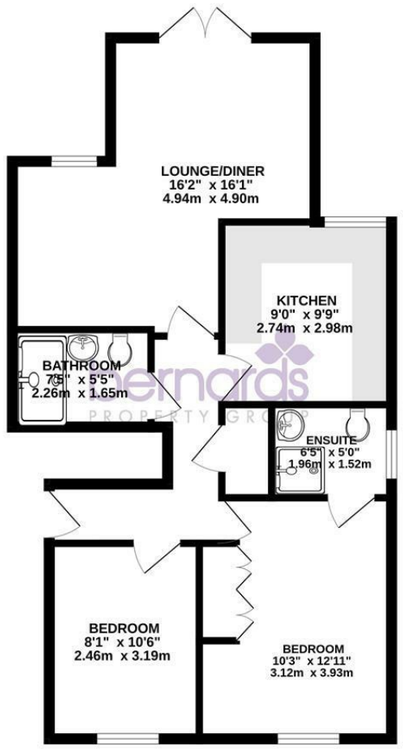
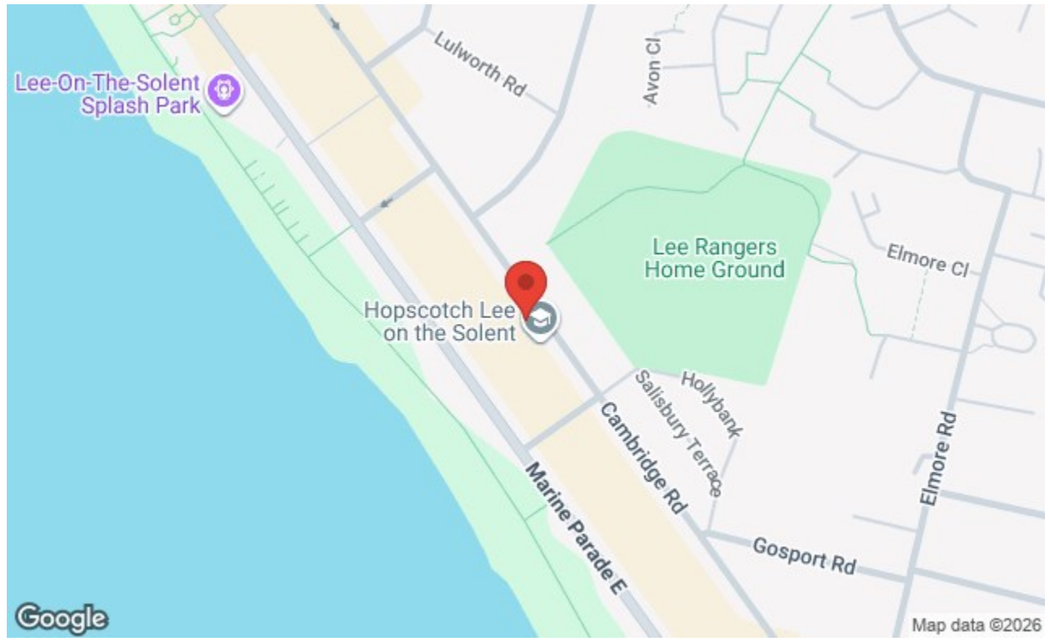
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 £360,000

High Street, Lee-On-The-Solent PO13 9BS

bernards THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Ground Floor Apartment
- Minutes from Shops & Amenities
- Lounge/Diner
- Ensuite to Main Bedroom
- Your Own Private Garden
- Sea Views
- Modern decor
- Highly sought after block
- Two double bedrooms
- Allocated Parking

Rarely Available Ground Floor Apartment with Private Garden, Sea Views & Parking

Located moments from the High Street, this rarely available ground floor apartment offers a fantastic blend of comfort, convenience and coastal living. Boasting its own private garden, sea views and allocated parking, this property is an excellent opportunity for those looking for something a little special.

The well-presented accommodation comprises two well-proportioned bedrooms, a spacious reception room ideal for relaxing or entertaining, and two modern bathrooms providing excellent convenience for residents and guests.

The standout feature is the private garden, offering a peaceful outdoor space to enjoy, while the sea views provide a lovely coastal backdrop.

Situated in the heart of Lee-on-the-Solent, the property is just moments from the High Street and within easy reach of the popular seafront. The area offers an excellent selection of shops, cafés, restaurants and local amenities, with the beach and promenade perfect for leisurely walks.

A rarely available ground floor apartment offering private outside space, sea views and parking in a highly desirable coastal location. Early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER
16'2" x 16'0" (4.94 x 4.90)

KITCHEN
8'11" x 9'9" (2.74 x 2.98)

BEDROOM
10'2" x 12'10" (3.12 x 3.93)

ENSUITE
6'5" x 4'11" (1.96 x 1.52)

BEDROOM
8'0" x 10'5" (2.46 x 3.19)

BATHROOM
7'4" x 5'4" (2.26 x 1.65)

OUTSIDE

YOUR OWN PRIVATE GARDEN

ALLOCATED PARKING

LEASEHOLD - COUNCIL TAX BAND C
Lease Length - 980 years
Service charge - £1,600 per annum

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.

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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.

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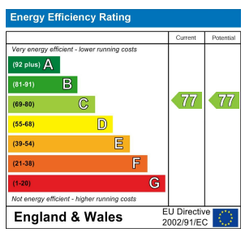












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