

Situated on the seafront at Lee on the Solent is this beautifully presented ground floor apartment which benefits from its own rear garden. The open plan living area is a particular feature to the property and there is also a garage in nearby block.

The Accommodation Comprises
Double glazed front door to:

Entrance Porch
Opening to:

Open Plan Lounge 10' 6" x 10' 6" (3.20m x 3.20m)
Triple glazed window and double opening doors to front and side elevations enjoying views towards The Solent and Isle of Wight, storage cupboard, opening to:

Kitchen Area 13' 11" x 13' 4" (4.24m x 4.06m)
Double glazed door and triple glazed window to rear garden, fitted with a range of base cupboards and matching eye level units, work surface, sink unit, integrated appliances including gas hob with extractor hood over, double electric oven, space and plumbing for washing machine and dishwasher, breakfast bar, combination gas boiler to wall, under unit lighting.

Inner Hall
Door to:

Bedroom One 12' 8" x 10' 6" (3.86m x 3.20m) maximum measurements
Double glazed window to front elevation, built in wardrobes.

Bedroom Two 10' 10" x 8' 9" (3.30m x 2.66m)
Triple glazed window to rear elevation, built in wardrobe.

Shower Room
Obscured double glazed window to rear elevation, double shower cubicle with mains shower, close coupled WC, wash hand basin set in vanity unit, storage cupboard.

Outside
The apartment benefits from it's own private garden to the rear which has been landscaped to provide a decking area for seating, patio and pergola with established planting. There is outside lighting, tap and electric point. The property also has a garage situated in a block.

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.

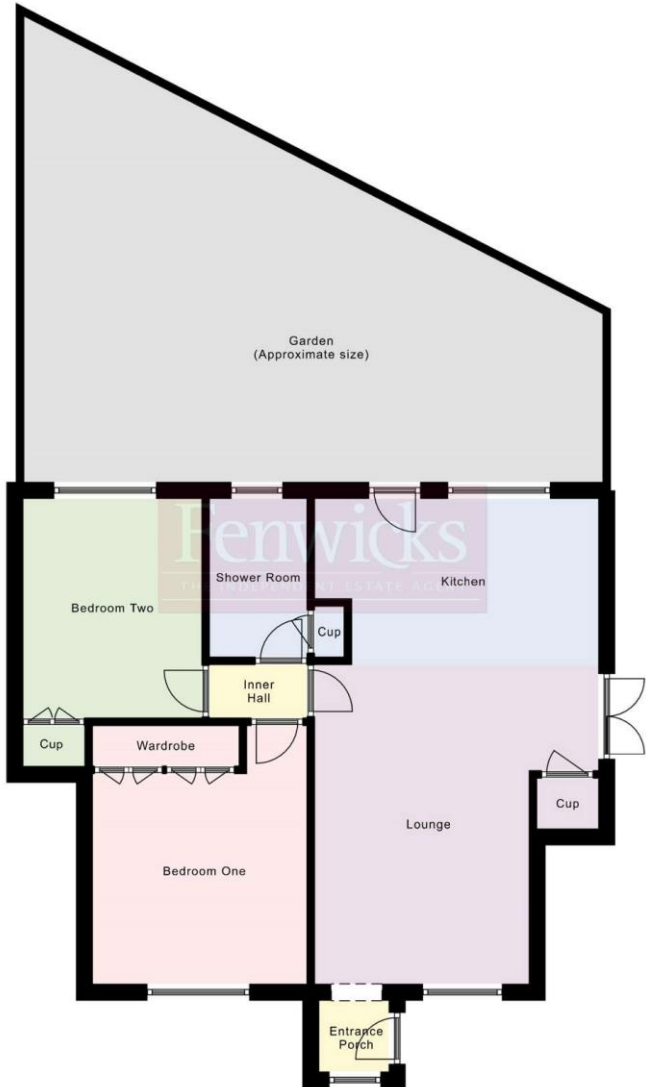
Lease: 99 years from 2004

Ground Rent: £160pa

Service charge/Building Insurance:- £967pa

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>





Tenure: Leasehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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DRAFT DETAILS

£239,500
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