



Offers Over £450,000

Marine Parade East, Lee-On-The-Solent PO13 9BW

bernards
THE ESTATE AGENTS



These plans are not to scale and are for illustration purposes only.
Plan produced using PlanUp.



HIGHLIGHTS

- ❖ 2nd Floor Apartment
- ❖ Modern Layout
- ❖ Fabulous Sea Views
- ❖ Beachfront Location
- ❖ 2 Bedrooms
- ❖ 2 Bathrooms
- ❖ Balcony
- ❖ Lift
- ❖ Allocated Parking
- ❖ Close to shops and amenities

Bernard's are delighted to offer for sale this stunning purpose-built apartment. Boasting lift access to all floors. Two double bedrooms including an ensuite shower room to the main bedroom. A 20ft open plan kitchen/dining/living area with bifolding doors, leading to your private balcony. That offers stunning direct sea views. The apartment also comes with two allocated parking spaces.

Upon entering, you are welcomed into a spacious open plan kitchen/dining/living area, that provides a perfect space for relaxation and entertaining. The natural light that floods this area creates a warm and inviting atmosphere, making it an ideal spot to unwind after a long day.

The apartment boasts two modern bathrooms, ensuring that both residents and guests enjoy privacy and comfort. The well-designed layout maximises space, allowing for easy movement throughout the home.

Living in Lee-On-The-Solent means you are just a stone's throw away from the stunning coastline, where you can enjoy leisurely walks along the beach or partake in various water activities. The local amenities, including shops, cafes, and restaurants, are conveniently close, providing everything you need for day to day living.

Entrance at the rear of the building with secure entry

system into:

Communal Entrance Hall:

Entrance Hall:

Lounge/Dining Area: 20'0 x 10'4 (6.10m x 3.15m)

Kitchen Area: 13'4 x 6'0 (4.06m x 1.83m)

Balcony:

Bathroom: 7'8 x 5'7 (2.34m x 1.70m)

Bedroom One: 16'2 x 9'3 (max) (4.93m x 2.82m)

Ensuite Shower Room:

Bedroom Two: 15'3 x 8'2 (4.62m x 2.49m)

There are two allocated parking spaces to the rear of the property. One is undercroft and the other one is open to the carpark.

Annual Service Charge: £1,568.00



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



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



PROPERTY INFORMATION

TENURE - SHARE OF FREEHOLD
SHARE OF FREEHOLD - COUNCIL TAX BAND: D

COUNCIL TAX BAND D

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.

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.

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.

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!

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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