



£210,000

9 Milvil Court, Milvil Road

Lee-on-the-Solent, PO13 9LY

PROPERTY SUMMARY

Situated just moments from the seafront in the heart of Lee-on-the-Solent, this beautifully presented two-bedroom first-floor apartment offers stylish coastal living, boasting stunning views across the Solent towards the Isle of Wight. Ideally positioned just off the High Street, the property enjoys access to a fantastic selection of shops, cafés and amenities, whilst benefiting from being set back from the immediate seafront.

Accessed via a secure entry system and well-maintained communal hallway, stairs lead to the first-floor accommodation. Upon entering the apartment, a welcoming entrance hallway provides access to a sleek fitted kitchen, complete with integrated appliances, beautiful solid wood worktops and a built-in breakfast bar, creating a practical yet stylish space for everyday cooking.

The lounge/dining room is a particularly impressive feature of the property, offering a bright and inviting living space with direct access onto a private balcony. Enjoying views across the Solent towards the Isle of Wight, this room provides the perfect setting for relaxing or entertaining friends and family whilst taking in the ever-changing coastal scenery.

The accommodation further comprises two generously proportioned double bedrooms, both benefiting from built-in storage, alongside a well-appointed family bathroom. Additional features include ample storage throughout the apartment and attractive fitted shutters to both the master bedroom and lounge, adding a stylish finishing touch.

Externally, the property benefits from its own garage, providing valuable storage, together with a residents' car park to the rear, available for permit holders.

Combining beautifully presented accommodation, stunning coastal views and a highly convenient location, this delightful apartment offers an exceptional opportunity for those seeking a permanent residence, coastal retreat or low-maintenance home in one of Lee-on-the-Solent's most desirable settings. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

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SECURE ENTRY COMMUNAL HALL

ENTRANCE HALLWAY

KITCHEN 12' 11" x 8' 1" (3.94m x 2.46m)

SITTING/DINING ROOM 14' x 14' (4.27m x 4.27m)

BALCONY 14' x 3' 10" (4.27m x 1.17m)

BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

BEDROOM 1 14' x 11' 11" (4.27m x 3.63m)

BEDROOM 2 10' 2" x 9' 6" (3.1m x 2.9m)

GARAGE IN BLOCK 15' x 8' 3" (4.57m x 2.51m)

PERMIT PARKING

LEASEHOLD DETAILS Years Remaining on Lease: 97

Service Charge: £1,800 per annum

Ground Rent: £25 per annum

1ST FLOOR



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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 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.

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