A rare and exciting opportunity to acquire this superb two bedroom penthouse apartment boasting outstanding views of the Solent & Isle of Wight. The apartment benefits a modern fitted kitchen and two allocated parking spaces in a secure garage underneath.

The Accommodation Comprises
Communal front door and security entry system to:

Communal Hallway
Stairs and lift to floors, the apartment is located on the top floor, cupboard housing smart meter.

Apartment

Entrance Hall
Inset spotlighting, two radiators, double opening doors to storage cupboard, further storage cupboard housing boiler and hot water tank. Double opening glazed doors to:

Open Plan Lounge/Dining Room 26' 8'' x 22' 2'' (8.12m x 6.75m) Maximum Measurements
An impressive room with floor to ceiling windows enjoying the most remarkable views of the Solent & Isle of Wight. Two sets of patio doors leading to a tiled balcony ideal for alfresco dining in the sunshine. Two radiators and breakfast bar.

Kitchen 9' 11'' x 9' 1'' (3.02m x 2.77m)
Superbly re-fitted with a contemporary range of base cupboards and matching eye level units with under lighting, integrated dishwasher, integrated gas hob with extractor hood over, electric oven and combination microwave oven, integrated fridge/freezer, stainless steel sink unit with mixer tap, skirting lighting, drawer units, deep worksurface incorporating breakfast bar which is open to the main living area, inset spotlighting.

Bathroom 8' 10'' x 5' 1'' (2.69m x 1.55m)
Inset spotlighting, extractor fan, re-fitted with a white suite comprising of P-shape bath with shower screen and mains shower over, close coupled W.C with concealed cistern, recessed mirrored vanity unit, wash hand basin set vanity drawer units with cupboard above with lighting, shaver point. Utility cupboard with space and plumbing for washing machine and tumble dryer. Ladder style radiator, tiled walls and floor.

Bedroom One 11' 5'' x 10' 11'' (3.48m x 3.32m)
Inset spotlighting, two Velux windows to rear elevation with fitted blackout blinds, radiator, a range of built-in wardrobes and matching drawers and cupboards, door to:

En Suite 11' 3'' x 6' 8'' (3.43m x 2.03m)
Inset spot lighting, re-fitted with vanity base cupboards and mirror fronted eye level storage, close coupled W.C with concealed cistern, double shower cubicle with main shower and additional rainfall showerhead, extractor fan, ladder style radiator.

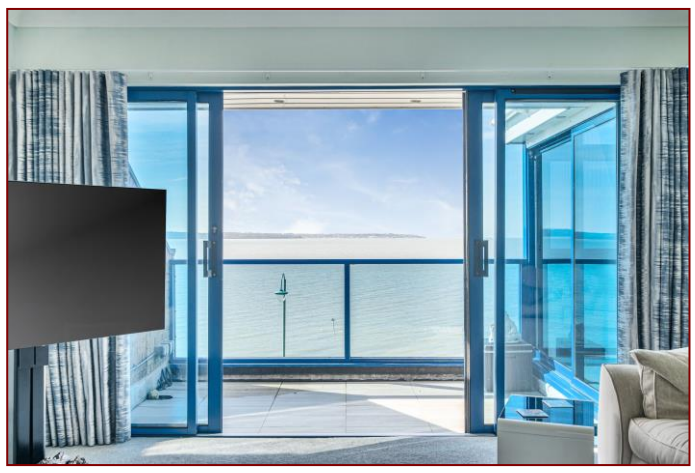
Bedroom Two 11' 4'' x 10' 3'' (3.45m x 3.12m)
Inset spotlighting, two Velux windows to rear elevation with fitted blackout blinds, a range of built-in wardrobes and matching drawer units, radiator.

Outside
To the front of Southwater House there are communal gardens. There are two allocated parking spaces in the underground car park accessed by a remote controlled door from service road at the rear. Individual storage units and communal bin also provided. There are three visitors parking bays, outside electric point and hose/tap for vehicle cleaning.

Agents Note
Parking bay 15 has an electric car charging point wired direct to the apartment and can be locked off at point in garage or in the apartment. Electric socket close to parking bay 15 for general use. There are two visitors parking bays inside garage.

Please note, the vendor has informed the agent that the service charge for this property is £TBC per month and that there is no ground rent payable. We have also been informed that no animals are allowed in the building.

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

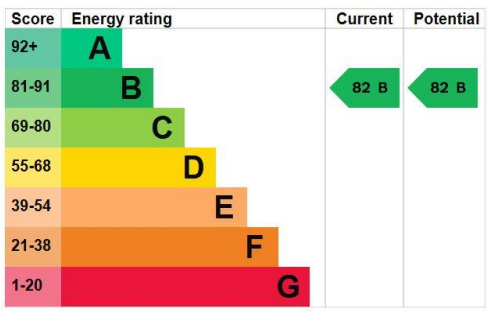










Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Share of Freehold

Council Tax Band: F

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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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The Property Ombudsman



DRAFT DETAILS

Offers Over £585,000

Southwater House, Marine Parade West, Lee-On-The-Solent, PO13 9LW

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