Marine Parade East, Lee-on-the-Solent, PO13

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331482



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

FOR SALE

Guide Price £167,500

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

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HIGHLIGHTS

- Retirement Apartment
- 1 Bedroom
- Close proximity to shops and amenities
- Lounge/Diner
- Fitted Kitchen
- Stone's throw from beach and seafront
- Over 60s
- Coastal Living

Situated along the picturesque Marine Parade East in Lee-On-The-Solent, this charming 1 bedroom retirement apartment for the over 60's offers a delightful coastal living experience. Spanning an impressive 549 square feet, the property is designed to maximise space and comfort, making it an ideal choice for individuals or couples seeking a serene retreat by the sea.

Constructed in 2008, the apartment boasts modern features and a contemporary aesthetic, ensuring a stylish and inviting atmosphere. The well-appointed living area provides ample natural light, creating a warm and welcoming environment. The bedroom is generously sized, offering a peaceful sanctuary for rest and relaxation.

Residents will appreciate the proximity to the stunning coastline, with beautiful beaches and scenic walks just moments away. The vibrant local community offers a variety of shops, cafes and amenities, making everyday living both convenient and enjoyable.

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

PROPERTY INFORMATION

ENTRANCE HALL

SHOWER ROOM
6'9" x 5'6" (2.08 x 1.70)

RECEPTION ROOM
22'8" (max) x 10'5" (max) (6.93 (max) x 3.20 (max))

KITCHEN
7'4" x 4'9" (2.26 x 1.47)

BEDROOM
19'5" x 9'3" (5.94 x 2.83)

FINANCIAL SERVICES
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!

ANTI MONEY LAUNDERING
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.

OFFER CHECK PROCEDURE

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.

DISCLOSURE 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.
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TENURE - LEASEHOLD
LEASEHOLD - COUNCIL TAX BAND: B
£2320.38 pa
Lease Length - 107 years
Service charge - £2,320 per annum
Ground rent - £415 per annum

COUNCIL TAX BAND B









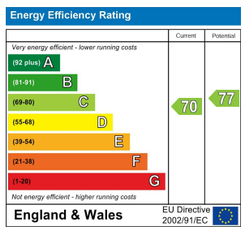












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