



Guide Price **£300,000 - £310,000**
Marine Parade West
Lee-on-the-Solent, PO13 9QU

PROPERTY SUMMARY

This spacious two double bedroom apartment is offered for sale with no forward chain and enjoys a prime position on the Lee-on-the-Solent seafront, boasting stunning views across the Solent. The accommodation comprises an entrance hallway, a generous main bedroom with built in wardrobes & en-suite shower room, a modern family bathroom, and a second double bedroom with built-in wardrobes. There is also a spacious open-plan living room and kitchen, with the kitchen additionally accessible from the hallway. The bright and airy living area features double doors opening onto a south-facing balcony, providing beautiful sea views and an ideal space for relaxing. Further benefits include lift access, allocated parking for two cars, gas central heating throughout, and close proximity to local amenities. Offering generous accommodation in a sought-after seaside location, this property is not to be missed, and we strongly recommend arranging an early viewing.





BEDROOM 1 11' 02" x 10' 02" (3.4m x 3.1m)

ENSUITE 6' 01" x 4' 10" (1.85m x 1.47m)

BEDROOM 2 9' 06" x 8' 06" (2.9m x 2.59m)

BATHROOM 8' 0" x 5' 0" (2.44m x 1.52m)

KITCHEN 11' 06" x 5' 10" (3.51m x 1.78m)

LOUNGE/DINER 15' 04" x 11' 06" (4.67m x 3.51m)

BALCONY 10' 4" x 4' 08" (3.15m x 1.42m)

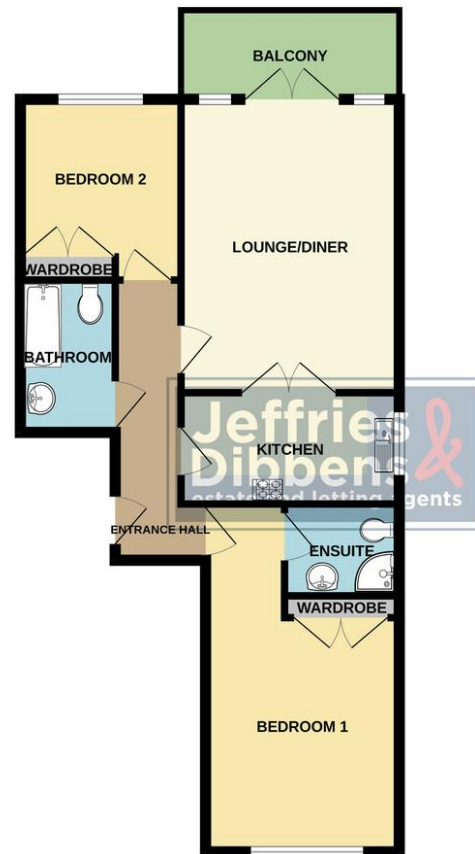
LEASEHOLD DETAILS:

Leasehold

£3,400 Service charge - incl Ground Rent Per Annum

125 years from 2001

FIRST 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.

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	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.

**Jeffries
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