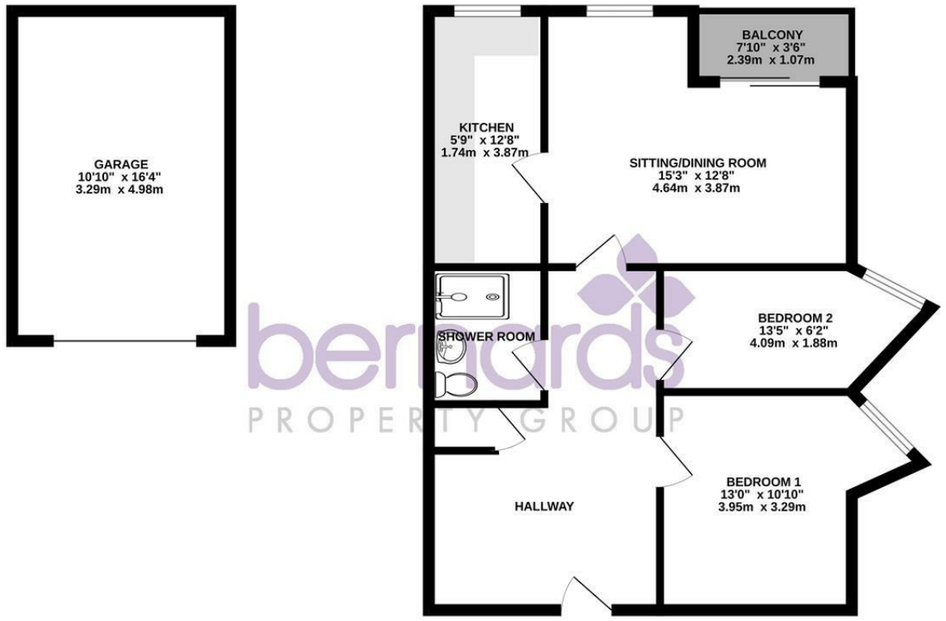
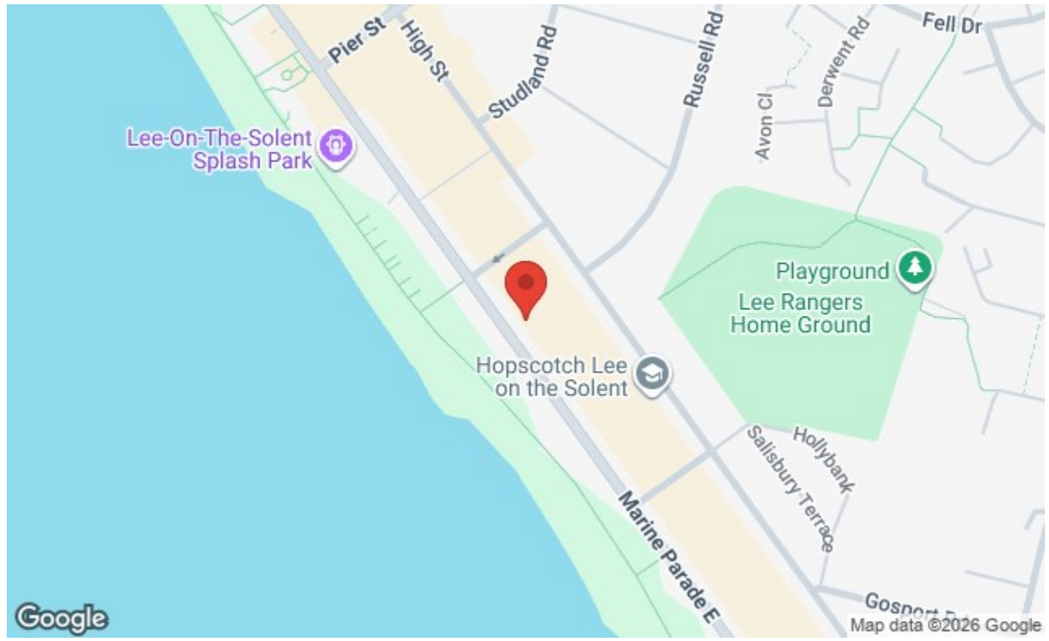
GROUND FLORR
176 sq.ft. (16.4 sq.m.) approx.

SECOND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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

FOR SALE

Guide Price £299,950

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

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2 1 1

HIGHLIGHTS

- Highly regarded Island Court seafront development
- Second floor apartment with lift access
- Two bedrooms, both enjoying sea views
- Spacious lounge/diner with stunning panoramic outlook
- Southerly aspect flooding the property with natural light
- Sliding doors to a generous private balcony
- Modern fitted kitchen adjacent to living space
- Easy-access family shower room
- Private garage plus residents' parking to the rear
- Central Lee-on-the-Solent location, opposite the beach and moments from the High Street

Positioned within the highly regarded Island Court, this superb second-floor seafront apartment offers breathtaking coastal views and a lifestyle that perfectly captures the essence of living in Lee-on-the-Solent.

The property is ideally located directly opposite the beach, while also being just a short stroll from the High Street, placing shops, cafés and everyday amenities right on your doorstep. The development itself is well maintained and benefits from a lift to all floors, a private garage with electric door and internal power, and a residents' car park to the rear.

Internally, the apartment is beautifully arranged to make the most of its enviable position. Upon entering, you are welcomed by a spacious hallway which leads to a generous double bedroom positioned at the front of the property, enjoying stunning sea views. (The bedroom is actually to the side but has the view to the sea) A second bedroom, ideal as a guest room or home office, also benefits from the same outlook. Opposite the second bedroom is a well appointed, easy-access shower room designed with practicality in mind.

The real highlight of the home is found at the end of the hallway, where a bright and spacious lounge/diner opens up to truly exceptional panoramic views across the Solent. Flooded with natural light thanks to its southerly aspect, this is a space perfectly suited for both relaxing and entertaining. Sliding doors lead directly out onto a generous private balcony, providing the perfect spot to sit and take in the ever-changing coastal scenery.

Adjacent to the living space is a modern fitted kitchen, offering a range of units and worktop space, thoughtfully designed to complement the layout of the home.

Overall, this is a rare opportunity to acquire a well-positioned seafront apartment within one of the area's most sought-after developments, offering a blend of comfort, convenience and outstanding views in a prime coastal setting.

Call today to arrange a viewing
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PROPERTY INFORMATION

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!

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.

BUYER VERIFICATION

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.

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.

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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.

SHARE OF FREEHOLD - Council Tax Band D
Lease Length - 87 years
Service charge - £1,920 per annum









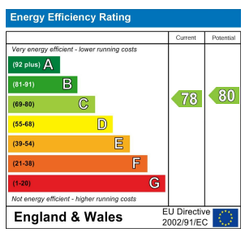












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