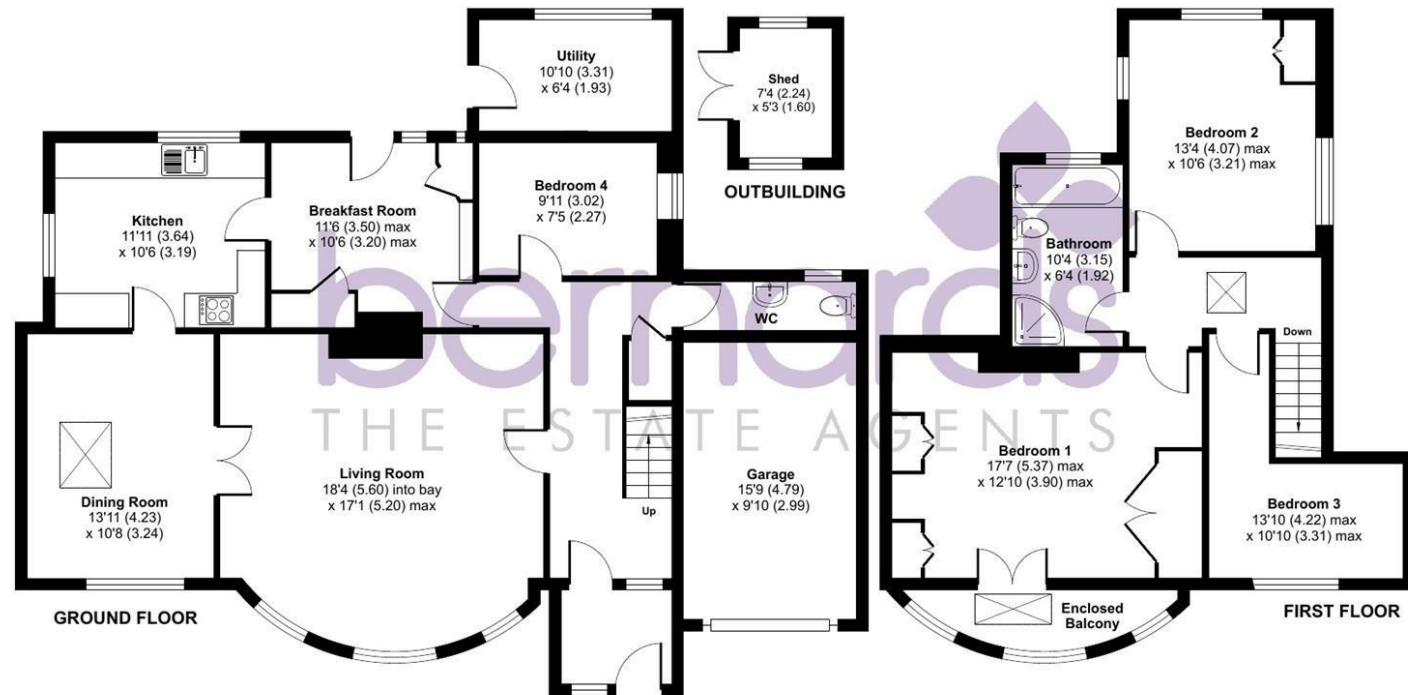


## Marine Parade East, Lee-on-the-Solent, PO13

Approximate Area = 1688 sq ft / 156.8 sq m (includes utility & excludes balcony)  
 Garage = 154 sq ft / 14.3 sq m  
 Outbuilding = 39 sq ft / 3.6 sq m  
 Total = 1881 sq ft / 174.7 sq m  
 For identification only - Not to scale

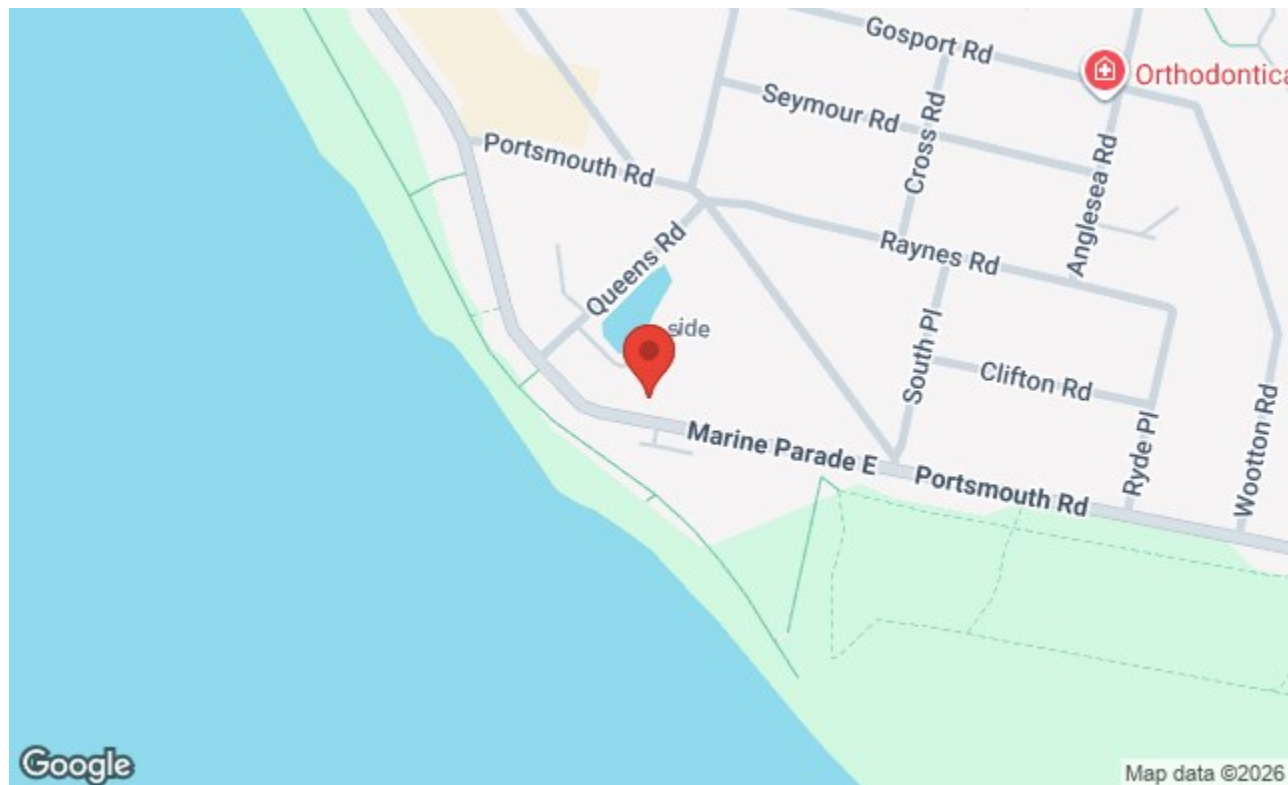


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1313221



Guide Price £830,000

, Lee-On-The-Solent PO13 9BJ



### HIGHLIGHTS

- ❖ SEA VIEWS
- ❖ DETACHED HOUSE
- ❖ LARGE PLOT
- ❖ GARAGE
- ❖ CLOSE TO SHOPS AND AMENITIES
- ❖ SPACIOUS
- ❖ NO CHAIN
- ❖ REAR GARDEN
- ❖ AMPLE PARKING
- COASTAL LIVING

We are pleased to present this picturesque detached house located on Marine Parade East in Lee-On-The-Solent. This splendid property offers a unique opportunity for those seeking a coastal lifestyle. Boasting an impressive 1,881 square feet of living space, this property offers four generously sized bedrooms, making it ideal for families or those who enjoy having extra room for guests.

The seafront location provides not only stunning views but also the delightful sound of the waves, creating a serene atmosphere that is hard to resist. The spacious interior is designed for comfort and functionality, ensuring that every

corner of the home is both inviting and practical.

Outside, the property features a private rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Ample parking is also available, a valuable asset in this sought-after area, allowing for convenience and ease of access.

This home is a rare find, combining the charm of coastal living with modern amenities. Whether you are looking to relax by the sea or entertain in style, this property on Marine Parade East is sure to impress. Don't miss the chance to make this beautiful house your new home.

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



Call today to arrange a viewing  
 02392 553 636  
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# PROPERTY INFORMATION

**FREEHOLD**  
**COUNCIL TAX BAND - F**  
**DISCLAIMER 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.

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.

**OFFER CHECK PROCEDURE**  
 If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**ANTI-MONEY LAUNDERING (AML)**  
 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

**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!

**REMOVAL QUOTES**  
 As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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