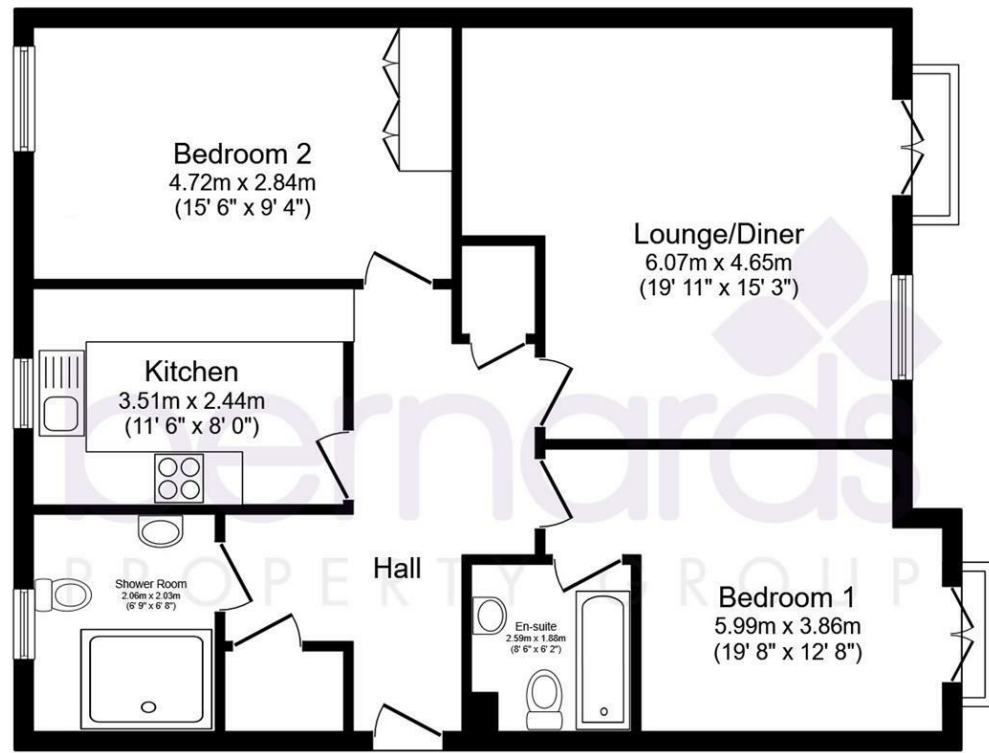




Guide Price £420,000

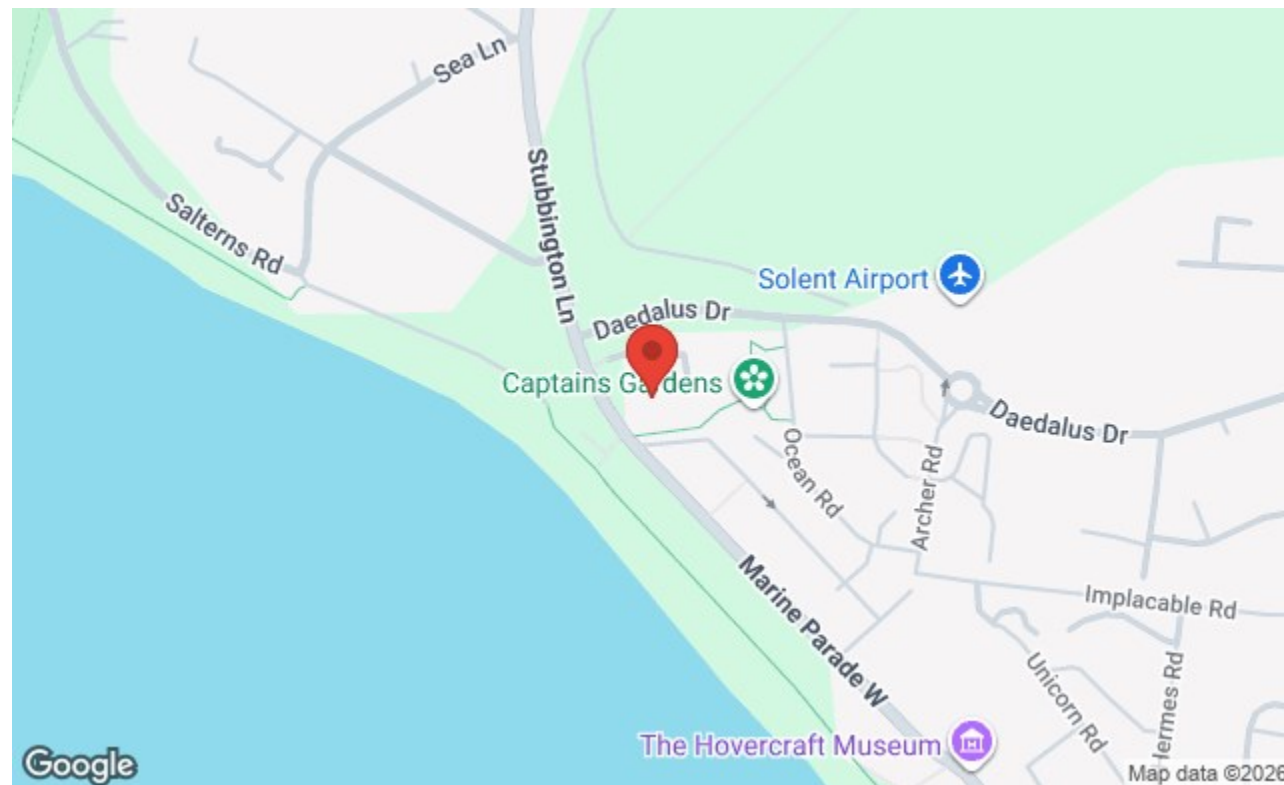
60 Marine Parade West, Lee-On-The-Solent  
PO13 9YP



First Floor  
Floor area 78.2 sq.m. (842 sq.ft.)

Total floor area: 78.2 sq.m. (842 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## HIGHLIGHTS

- First Floor Apartment
- 2 Double Bedrooms
- Ensuite + Main Bathroom
- Modern Fitted Kitchen
- Stunning Solent & Isle of Wight views
- Balcony
- Allocated parking space + Visitor parking
- Immaculate finish throughout
- Plenty of fitted storage
- Elevator to front door

\*\*\*Guide Price £420,000 - £430,000\*\*\*

**CHAIN FREE** – Situated within the highly sought-after Ross House in Lee-on-the-Solent, this beautifully refurbished first floor apartment offers stunning panoramic sea views across the Solent towards the Isle of Wight, along with a unique vantage point to enjoy the iconic Spitfire take-offs and landings from nearby Daedalus Airfield.

Accessed via secure gated entry, the development benefits from well-maintained communal gardens, allocated parking for one vehicle and ample visitor spaces. The building itself is serviced by a lift, providing easy and convenient access directly to the apartment.

Internally, the property has been completely refurbished to a high specification throughout, creating a stylish and turnkey home ready for immediate occupation. A generous entrance hallway welcomes you in, offering excellent built-in storage and setting the tone for the quality on offer.

To the front of the apartment, the impressive

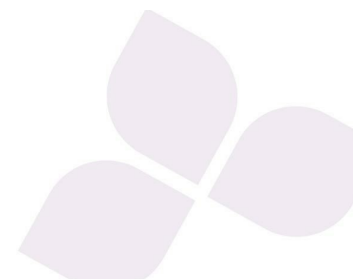
lounge/dining room is a real standout feature, a wonderfully bright and spacious area with a large window and patio doors opening onto a private balcony, perfectly positioned to take in the exceptional sea views. There is ample space for both comfortable seating and a full dining setup, making it ideal for both relaxing and entertaining.

The modern fitted kitchen has been thoughtfully designed with integrated appliances and a sleek finish, complementing the overall contemporary feel of the home.

The principal bedroom enjoys the same stunning outlook, complete with a Juliet balcony, fitted wardrobes and a beautifully refitted ensuite bathroom. A second double bedroom is positioned to the rear, also benefiting from fitted wardrobes, and is served by a stylish refitted shower room with a large walk-in shower.

Further benefits include a recently installed boiler, Hive smart heating system, electric fireplace, new flooring and blinds throughout.

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



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# PROPERTY INFORMATION

## 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.

## 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!

## 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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SHARE OF FREEHOLD - Council Tax Band E  
Service Charge - £2649.05 pa



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

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