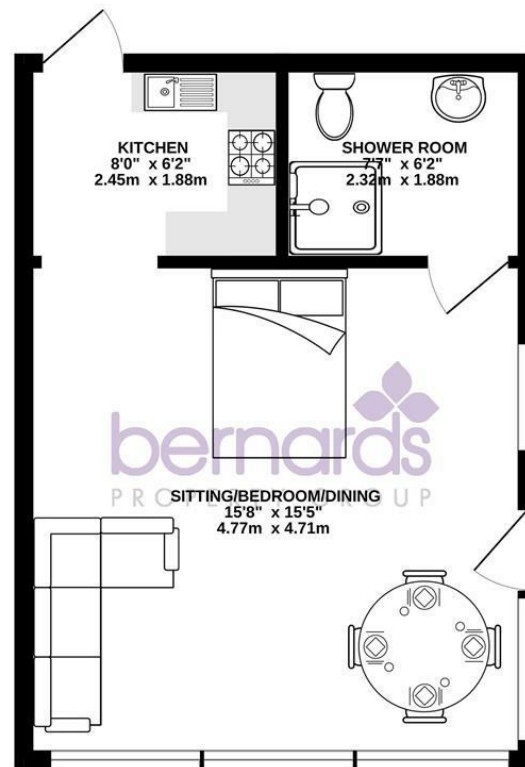
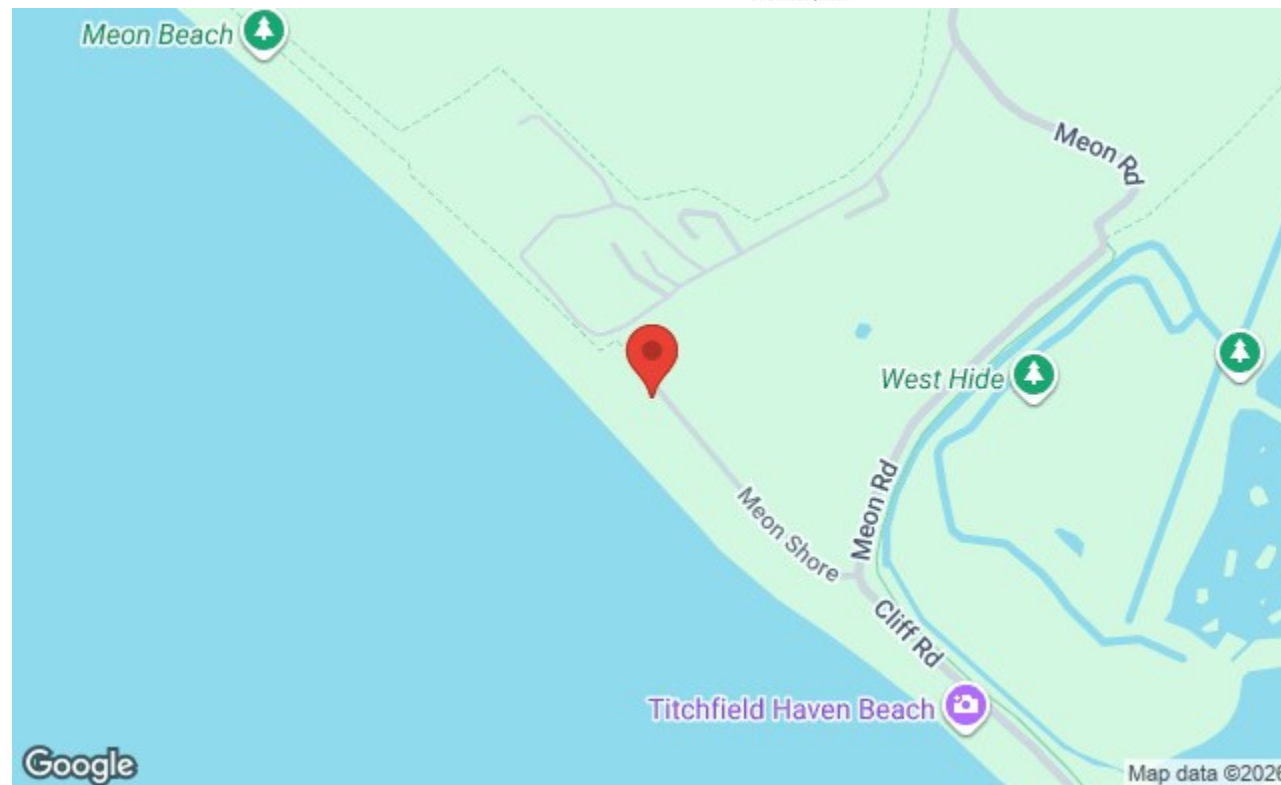


GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 338 sq ft. (31.4 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



Asking Price £325,000

Meon Shore, PO14 4HL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Absolute beachfront position with direct beach access
- ❖ Ownership extends onto part of the beach frontage
- ❖ Stunning uninterrupted sea views across the Solent
- ❖ Private gated coastal community
- ❖ Open-plan studio-style accommodation
- ❖ Shower room and kitchen facilities
- ❖ Private parking space
- ❖ Communal green space
- ❖ Scope to remodel or redevelop (subject to planning)
- ❖ Occupancy permitted for nine months of the year
- ❖
- ❖

Positioned directly on the beachfront within the exclusive and private Meon Shore development, this unique beach chalet offers an increasingly rare opportunity to enjoy a truly coastal lifestyle with uninterrupted sea views, direct beach access and ownership extending onto part of the beach itself.

Occupying an enviable frontline position, No. 6 Meon Shore enjoys panoramic views across the Solent and benefits from a private patio area leading directly onto the beach, creating the perfect setting for relaxing, entertaining or simply watching the ever-changing coastal scenery.

The chalet itself is currently arranged as an open-plan studio-style living space, designed to maximise the spectacular outlook. There is ample room for a large double bed, seating area and dining space, all orientated towards the sea. A basic kitchen provides storage and cooking facilities with an LPG gas-powered cooker, whilst a separate shower room completes the accommodation.

Externally, the property benefits from private parking

and a low-maintenance courtyard garden to the rear, providing useful additional outdoor space and storage potential.

Meon Shore is a small gated beachfront community where properties have evolved in a variety of ways over the years. Whilst some owners have retained the traditional chalet style, others have undertaken striking architectural transformations, highlighting the exciting scope available to future owners, subject to the necessary planning permissions and consents. The property is currently operated largely off-grid, with mains electricity not connected and LPG gas serving the cooking facilities. Occupancy is permitted for nine months of the year, making it an ideal coastal retreat, holiday home or lifestyle investment.

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



PROPERTY INFORMATION

OCCUPATION

Please note this property is permitted for 9 months occupation. Jan, Feb and March are the non permitted months, you can visit but not stay.

Meon Shore Residents Association maintenance charge £230 per annum for upkeep of common areas and water supply.

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.

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.

COUNCIL TAX BAND A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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