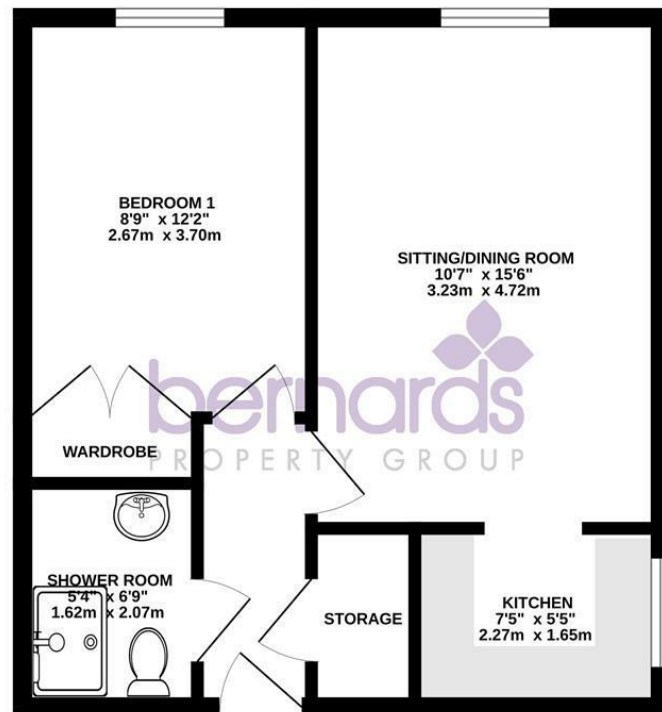


GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.
While 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 £70,000

50 High Street, Lee-On-The-Solent PO13 9JD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Excellent Value for Money
- ❖ One bedroom
- ❖ Retirement Apartment
- ❖ No Forward Chain
- ❖ Move In ready
- ❖ Communal Lounge for Residents
- ❖ Lift In Block
- ❖ Communal Car Parking
- ❖ Communal Gardens
- ❖ Short Stroll to Shops and Waterfront

Positioned in an exceptionally convenient High Street location, just one road back from the seafront, this one-bedroom retirement apartment offers comfortable living within easy reach of the beach and local shops.

Situated in Homeryde House, the development is well regarded for its welcoming community feel and practical facilities, making it an ideal choice for those seeking independent living with added reassurance.

The apartment itself comprises a lounge/diner providing space for both relaxing and dining, a fitted kitchen, one bedroom, and a wet room

designed for accessibility and ease of use. The layout is simple, manageable and perfectly suited to low-maintenance living.

Residents benefit from a communal lounge, ideal for socialising and organised activities, as well as lift access within the building, communal gardens and a range of resident events that create a genuine sense of community.

Offered for £70,000, this represents a very affordable and competitively priced opportunity to secure a retirement home in such a prime coastal location.

Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk



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.

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.

LEASEHOLD DETAILS

Remaining Lease Length - circa 89 years
Ground Rent and Service Charge - circa £3240 p/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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