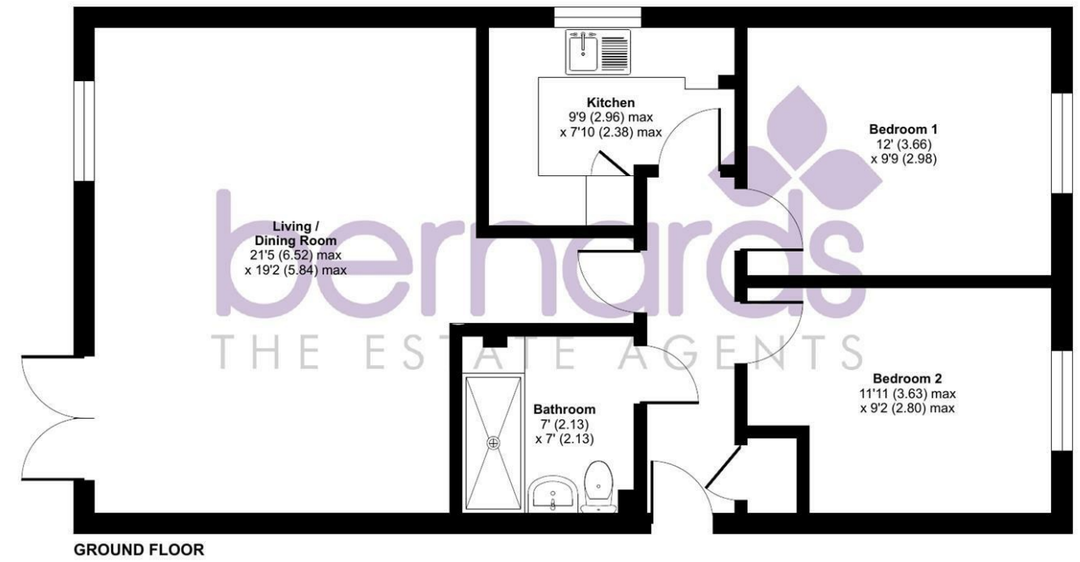
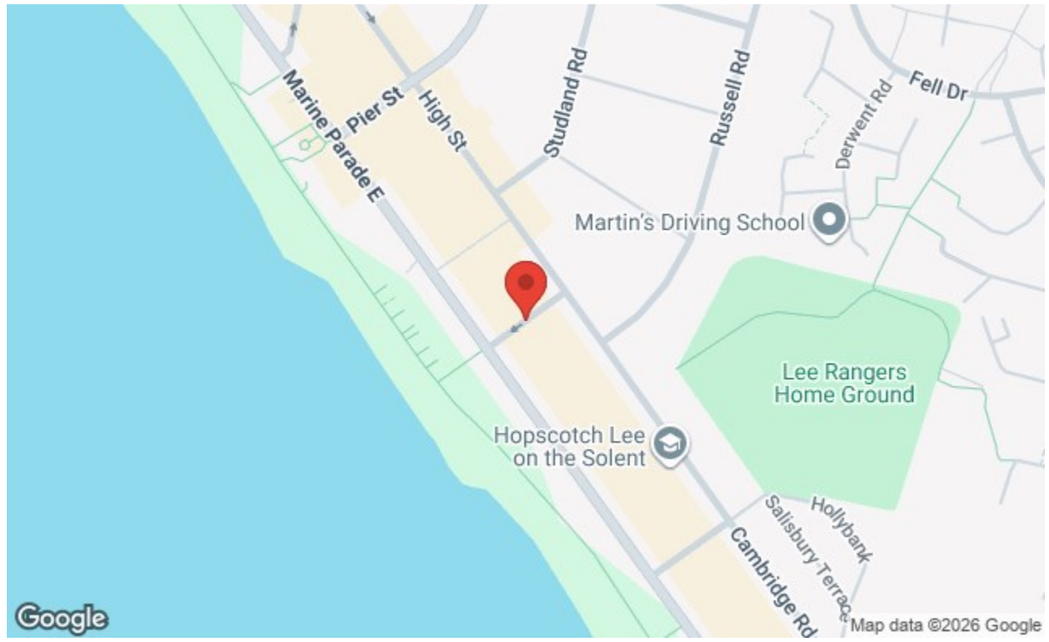
Beach Road, Lee-on-the-Solent, PO13

Approximate Area = 725 sq ft / 67.3 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1327636



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t: 02392 553 636

FOR SALE

Offers Over £300,000

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2 | 1 | 1

HIGHLIGHTS

- Great opportunity for first time buyer and investors alike
- 2 double bedrooms
- Contemporary Shower Room
- Large Living Room
- Garden
- Ground floor apartment
- Allocated Parking
- Close to shops
- Coastal living
- Stunning sea views

Located in the picturesque Beach Road in Lee-On-The-Solent, this charming apartment offers a delightful blend of comfort and modern living. Spanning an impressive 721 square feet, the property was thoughtfully constructed in 2004, ensuring a contemporary feel throughout.

Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The well-designed layout features two inviting bedrooms, providing ample space for rest and privacy. The apartment also boasts a well-appointed bathroom, catering to all your daily needs.

The location is truly a highlight, with the stunning coastline just a stone's throw away. Residents can enjoy leisurely strolls along the beach, stunning sea views, as well as the vibrant local community that Lee-On-The-Solent has to offer. With a variety of shops, cafes, and recreational facilities nearby, this area is ideal for those seeking a balanced lifestyle.

This apartment presents an excellent opportunity for first-time buyers, downsizers, or investors looking to acquire a property in a sought-after coastal location. With its modern amenities and proximity to the sea, this home is sure to impress. Don't miss the chance to make this delightful apartment your own.

Call today to arrange a viewing
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PROPERTY INFORMATION

TENURE - SHARE OF FREEHOLD

SHARE OF FREEHOLD - COUNCIL TAX BAND: D

COUNCIL TAX BAND - D

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.

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.

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

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!

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.

DETAILS OF LEASEHOLD

Lease Length - 128 years
Service charge - £2,535 per annum









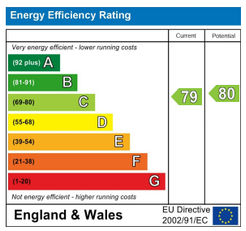












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