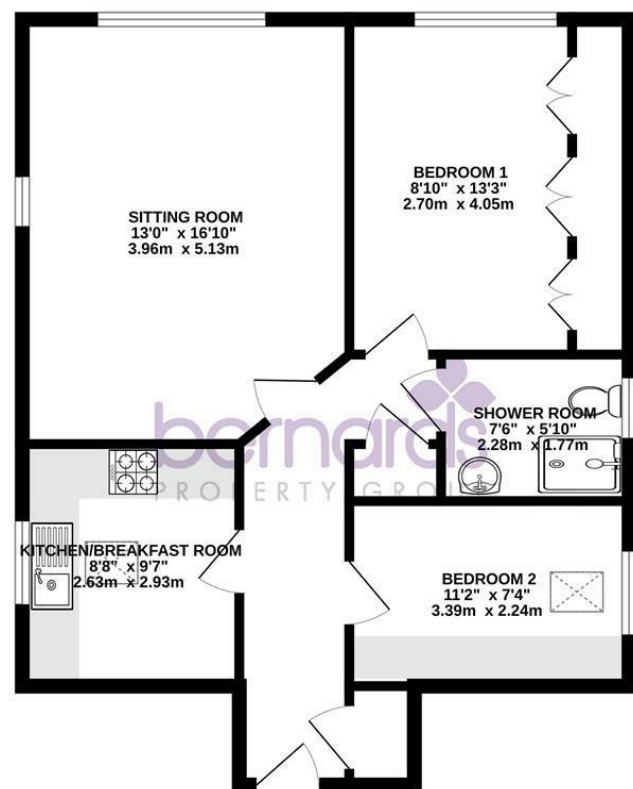


GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Measure 32020



FOR SALE

Guide Price £240,000

30 High Street, Lee-On-The-Solent PO13 9FA

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HIGHLIGHTS

- Located in sought-after Sandringham Lodge
- First floor apartment to the rear of the building
- No neighbours above or either side for added privacy
- Two double bedrooms with flexible use
- Spacious separate kitchen with room for breakfast table
- Recently refitted modern shower room
- Generous sitting room with beautiful stained glass window
- Attractive outlook over bowls green, recreation grounds & tennis courts
- Gated residents' parking with private allocated space
- Central Lee-on-the-Solent location, one road back from the beach and close to shops & cafés

Situated within the desirable Sandringham Lodge, this well-presented first-floor apartment offers a calm and relaxed setting just moments from the heart of Lee-on-the-Solent.

Positioned one road back from the seafront, the property enjoys the perfect balance, close enough to take advantage of the beach, cafés, pubs and High Street amenities, yet without the premium or hustle directly associated with a frontline location. The development itself benefits from a gated residents' car park to the rear, with this apartment enjoying its own private allocated space.

Occupying a particularly enviable position within the block, the apartment sits to the rear and benefits from having no neighbouring properties above or to either side, creating a rare sense of privacy and tranquillity. From the rear, the outlook is especially appealing, with views across the bowls green, recreation grounds and tennis courts in the distance.

Internally, the property is well laid out and offers bright, comfortable living throughout. The kitchen is

a generous, separate space with ample worktop and storage, and comfortably accommodates a breakfast table. Opposite, bedroom two is a good-sized double room, currently fitted with built-in storage and set up as a home office, offering excellent flexibility.

The principal bedroom is a spacious rear-facing double, complete with a range of fitted wardrobes, and is serviced by a recently refitted shower room positioned conveniently nearby.

Undoubtedly the standout feature of the home is the impressive sitting room. Generous in size and beautifully positioned to take full advantage of the outlook over the bowls green, this space is enhanced further by a striking stained glass window to the west aspect, casting a warm and characterful light into the room as the day draws to a close.

Overall, this is a fantastic opportunity to acquire a peaceful and well-positioned apartment in a sought-after coastal location, ideal for those seeking both convenience and

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

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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 - SHARE OF FREEHOLD - Council Tax Band C
Service Charge - Circa £120 pcm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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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