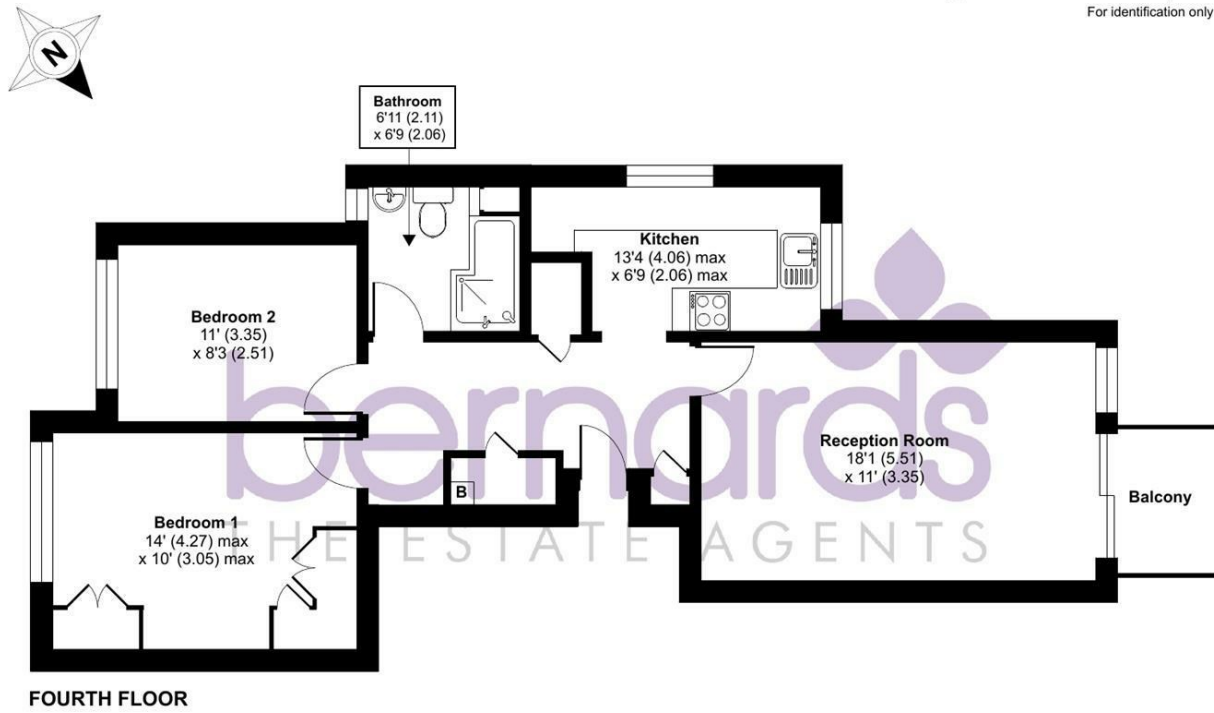


Waters Edge, Marine Parade East, Lee-on-the-Solent, PO13

Approximate Area = 698 sq ft / 64.8 sq m
For identification only - Not to scale



FOURTH FLOOR

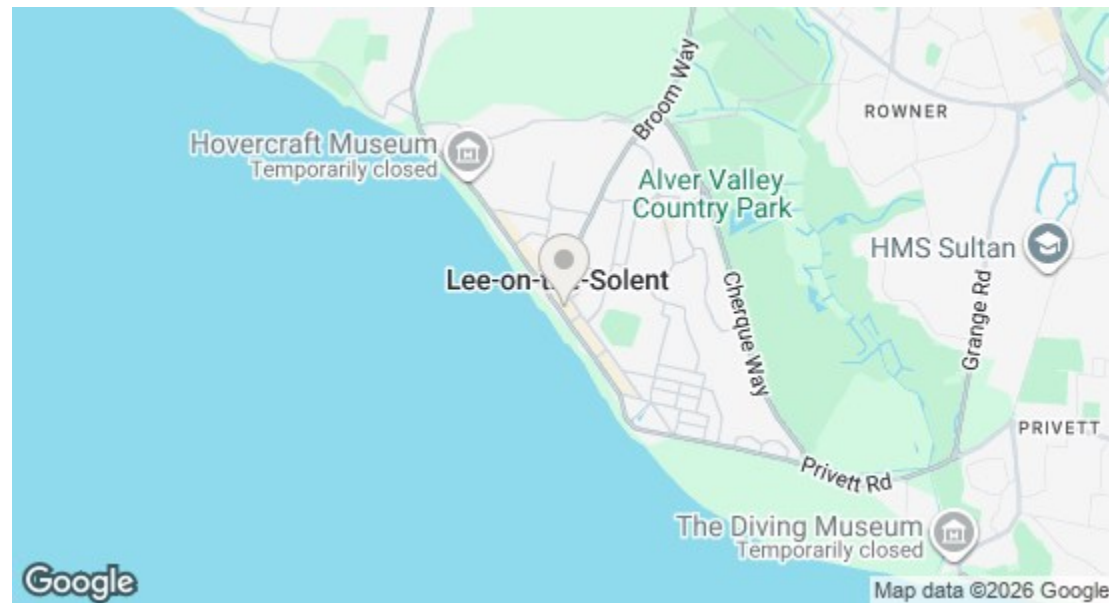
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1335791



6 Waters Edge, Marine Parade East, Lee-On-The-Solent, Hampshire, PO13 9BW

 **2**  **1**  **1**
BEDROOMS BATHROOMS RECEPTIONS

 **02392 553 636**



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		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Anti Money Laundering

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.

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!

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. Thank you.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

LEASEHOLD - COUNCIL TAX BAND: D

Disclosure 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, has the authority to make or give any representation or warranty whatsoever in relation to this property.



SUMMARY

Bernards Eckersley White are pleased to offer for sale this top floor apartment. Waters Edge on Marine Parade East offers a perfect blend of comfort and convenience. Spanning 689 square feet, this property features 2 bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the sea.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout. The kitchen area is functional and well-appointed. The flat also has its own garage space which is perfect in providing extra storage.

Living at Waters Edge means you are just a stone's throw away from the picturesque seafront, where you can enjoy leisurely walks along the promenade, indulge in local cafes or partake in various water activities. The vibrant community of Lee-On-The-Solent offers a range of shops, restaurants, and recreational facilities, ensuring that all your needs are met within easy reach.

This property presents an excellent opportunity for those looking to embrace coastal living in a friendly and welcoming environment. With its prime location and comfortable living space, this flat is not to be missed.

