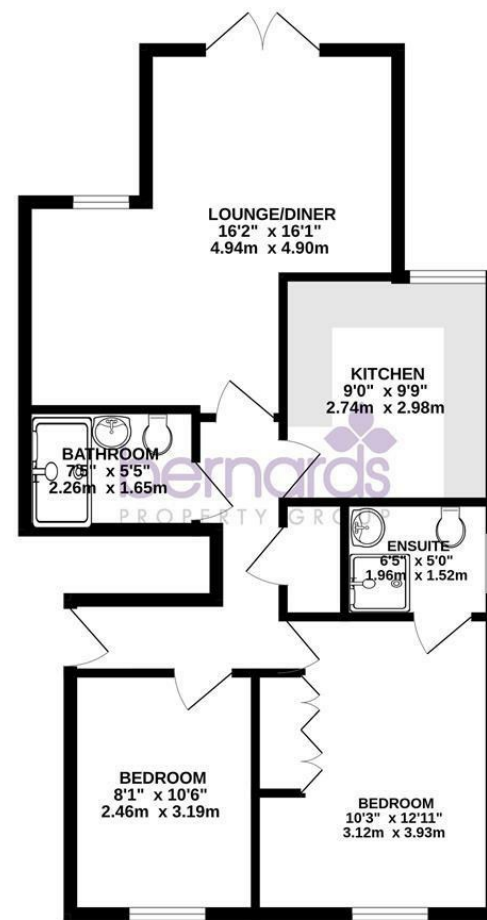
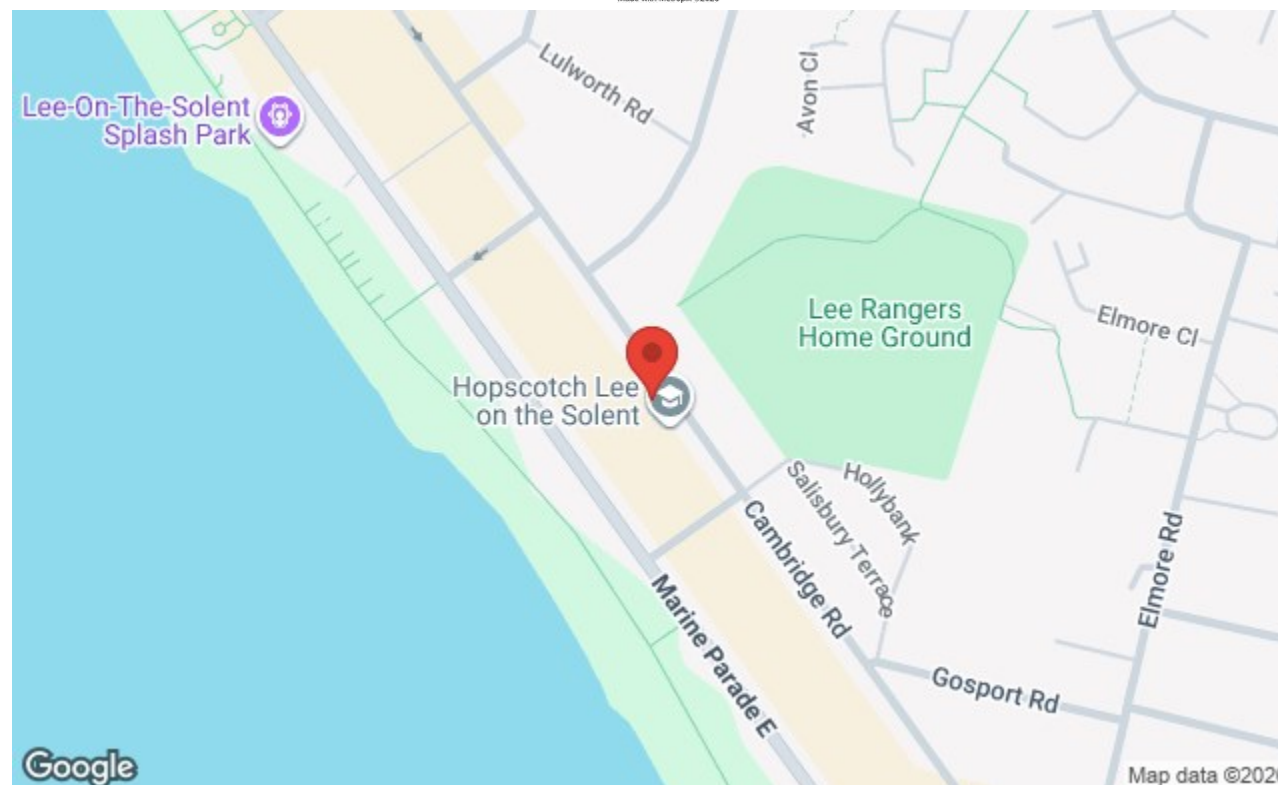


GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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



£360,000

High Street, Lee-On-The-Solent PO13 9BS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 Bedroom Ground Floor Apartment
- ❖ Minutes from Shops & Amenities
- ❖ Lounge/Diner
- ❖ Ensuite to Main Bedroom
- ❖ Garden
- ❖ Sea Views
- ❖ Modern decor
- ❖ Highly Sought after block
- ❖ Two double bedrooms
- ❖ Great opportunity for down-sizers and investors

Located moments from the High Street, this apartment offers a delightful blend of comfort and convenience. With 2 well-proportioned bedrooms, this residence is perfect for small families, couples, or individuals seeking a serene retreat by the coast.

The apartment features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed, ensuring a seamless flow between the living spaces. Additionally, the property boasts 2 modern bathrooms, providing ample facilities for residents and visitors alike.

Living in Lee-On-The-Solent means you are just a stone's throw away from the picturesque seafront, where you can enjoy leisurely walks along the beach or partake in various local amenities. The vibrant community offers a range of shops, cafes and restaurants, making it a delightful place to call home.

This apartment presents an excellent opportunity for those looking to embrace a coastal lifestyle while enjoying the comforts of modern living. With its prime location and well-appointed features, this property is not to be missed.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER

16'2" x 16'0" (4.94 x 4.90)

KITCHEN

8'11" x 9'9" (2.74 x 2.98)

BEDROOM

10'2" x 12'10" (3.12 x 3.93)

ENSUITE

6'5" x 4'11" (1.96 x 1.52)

BEDROOM

8'0" x 10'5" (2.46 x 3.19)

BATHROOM

7'4" x 5'4" (2.26 x 1.65)

GARDEN

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!

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.

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 Bernard's 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 - Council Tax Band C



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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