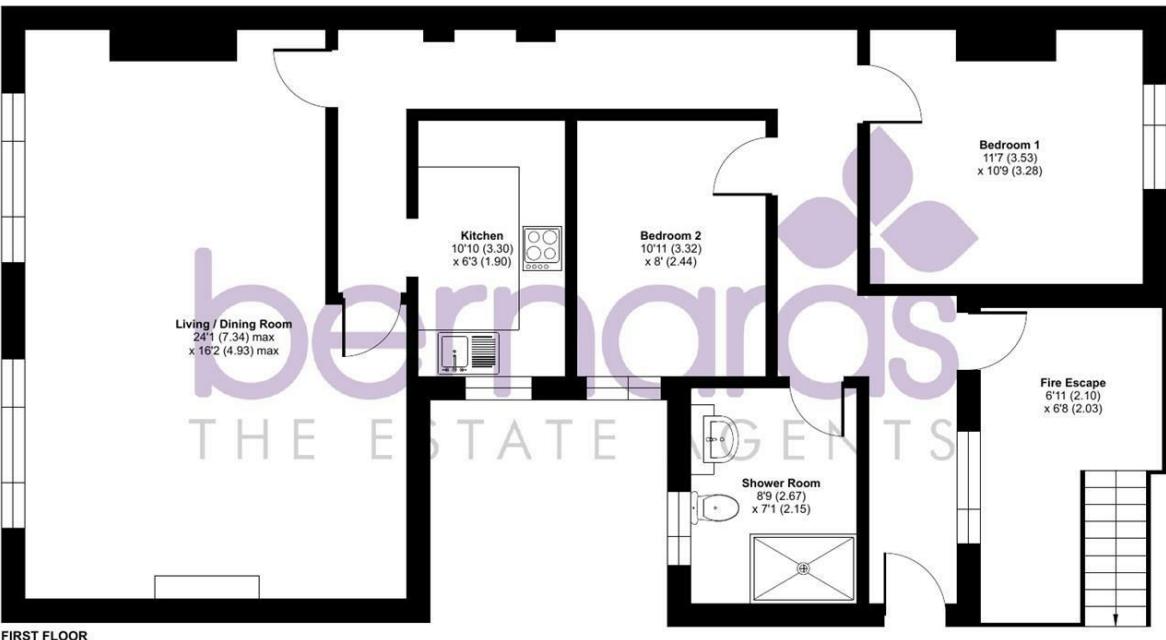


Marine Court Mansions, Marine Parade West, Lee-on-the-Solent, PO13



Approximate Area = 925 sq ft / 85.9 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). © nchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396270



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-58) D | 58 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

**FOR SALE
£240,000**



1 Marine Court Mansions Marine Parade West, Lee-On-The-Solent, Hampshire, PO13 9LR



02392 553 636



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB



SUMMARY

Nestled along the picturesque Marine Parade West in Lee-On-The-Solent, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 893 square feet, the property features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat comprises 2 spacious bedrooms, providing ample space for rest and privacy. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bathroom is well-equipped, ensuring all your daily needs are met with ease.

Living in Lee-On-The-Solent means you are just a stone's throw away from the stunning coastline, where you can enjoy leisurely walks along the beach or partake in various water activities. The local area boasts a vibrant community with an array of shops, cafes, and amenities, making it an ideal location for both families and professionals alike.

This flat presents an excellent opportunity for those seeking a comfortable and stylish living space in a sought-after seaside location. Whether you are looking to invest or find your next home, this property is sure to impress. Don't miss the chance to make this delightful flat your own.

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!

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.

Assistance with removals

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.

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.

LEASEHOLD - Council Tax C

Service Charge - £2664 pa

Ground Rent - £300 pa

