High Street, Lee-on-the-Solent, PO13

Approximate Area = 527 sq ft / 48.9 sq m

For identification only - Not to scale

GROUND FLOOR

This floor plan was constructed using measurements provided to © nichecom 2025 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1268452

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £100,000

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

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT
- DOUBLE BEDROOM WITH FITTED WARDROBE
- FITTED KITCHEN
- GOOD SIZE LOUNGE/DINER
- COMMUNAL LOUNGE
- LEE ON THE SOLENT HIGH STREET LOCATION
- RESIDENTS CAR PARK
- EMERGENCY PULL CORDS
- CLOSE TO SHOPS
- CLOSE TO BEACH

Bernards are pleased to present this charming top floor retirement flat, ideally situated on the High Street in the picturesque seaside town of Lee-On-The-Solent. This delightful property offers a perfect blend of comfort and convenience, making it an excellent choice for those seeking a peaceful retirement.

The flat is just a short stroll from local shops, bus routes, and the beautiful beach, allowing residents to enjoy the vibrant community and stunning coastal views. Inside, the property is well-appointed with double glazing and recently updated electric heating, ensuring a warm and inviting atmosphere throughout the year.

Upon entering, you will find a welcoming entrance hall that leads to a fitted kitchen, a spacious living room, a modern shower room, and a generously sized double bedroom complete with fitted wardrobes for ample storage. The layout is both practical and comfortable, catering to the needs of retirees.

Outside, residents can take advantage of the dedicated car park and well-maintained communal gardens, providing a lovely space to relax and socialise with neighbours.

In summary, this retirement flat on High Street offers a wonderful lifestyle in a sought-after location, combining convenience, comfort, and community spirit. We invite you to view this property and discover all it has to offer.

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

PROPERTY INFORMATION

TENURE - LEASEHOLD

LEASEHOLD - Council Tax Band B
We understand the lease term is 89 remaining.
Ground rent: £480.00 pa
Maintenance charge: £230 per month.

COUNCIL TAX BAND B

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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

Bernards Estate agents 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

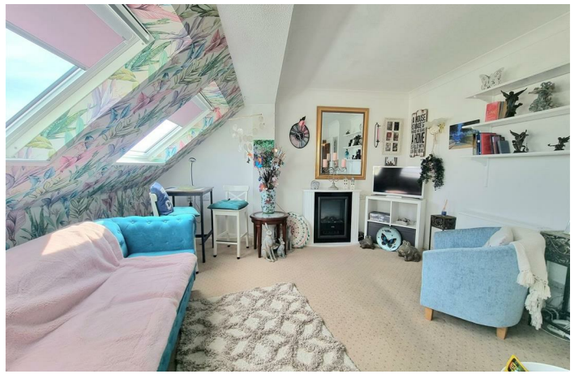
FINANCIAL SERVICES

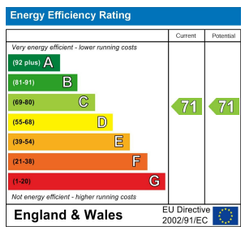
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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 SOLICTORS

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. Bernards 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.





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