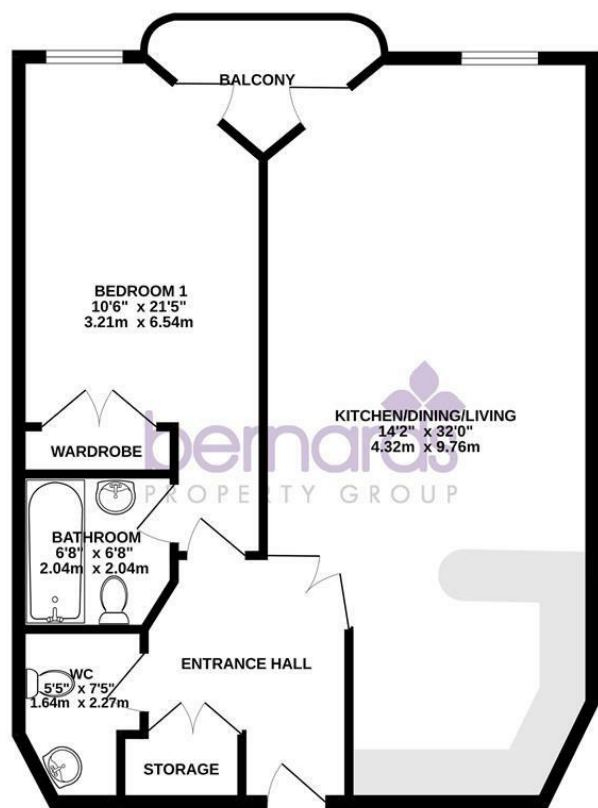


FIRST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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 Metropac CIO/2024



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



Asking Price £310,000

6 Marine Parade East, Lee-On-The-Solent  
 PO13 9FR



## HIGHLIGHTS

- ❖ Prestigious seafront apartment
- ❖ Stunning Solent views
- ❖ Approx. 800 sq.ft. of accommodation
- ❖ Spacious open-plan living area
- ❖ Modern fitted kitchen
- ❖ Double bedroom with en-suite bathroom
- ❖ Separate guest WC.
- ❖ Secure underground parking
- ❖ Lift to all floors
- ❖ No forward chain

Bernards are delighted to present this exceptional first-floor apartment within the highly regarded Pebble Beach Apartments, a prestigious seafront development offering luxury coastal living in one of Lee-on-the-Solent's most sought-after locations.

Spanning approximately 800 sq.ft., this generously proportioned apartment offers far more space than many properties of a similar style, with a superb open-plan living area forming the heart of the home. The impressive lounge and dining space enjoys stunning views across the Solent and flows seamlessly into the modern fitted kitchen, creating an ideal space for both everyday living and entertaining.

The spacious double bedroom benefits from a stylish ensuite bathroom, whilst a separate cloakroom/WC provides added convenience for guests. The apartment is beautifully presented

throughout, with neutral décor and a light, airy feel that perfectly complements its enviable coastal setting.

Residents enjoy access to a luxurious communal entrance hall featuring an impressive globe water feature, together with lift access to all floors and secure underground parking.

Offered to the market with no forward chain, this is an excellent opportunity for those seeking a permanent residence, weekend retreat or investment property in a prime seafront position.

Please note that external improvement works are currently being undertaken at the development. For further information regarding these works and their anticipated completion, please contact Bernards directly.

Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## MARKETING AND PRESENTATION

Please note that the photos used for the marketing of this property are not current.

There is currently scaffolding up two sides of the building carrying out the essential external works.

Bernards will be more than happy to assist with any questions you may have regarding the apartments current condition or the works being carried out to the building before a viewing is arranged.

Our current understanding is that the works are scheduled to be completed within September 2026, this is subject to change depending on any potential delays.

## 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 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 - Council Tax Band C



Energy Efficiency Rating	
Current	Potential
84	85

Very energy efficient - lower running costs  
(82 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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