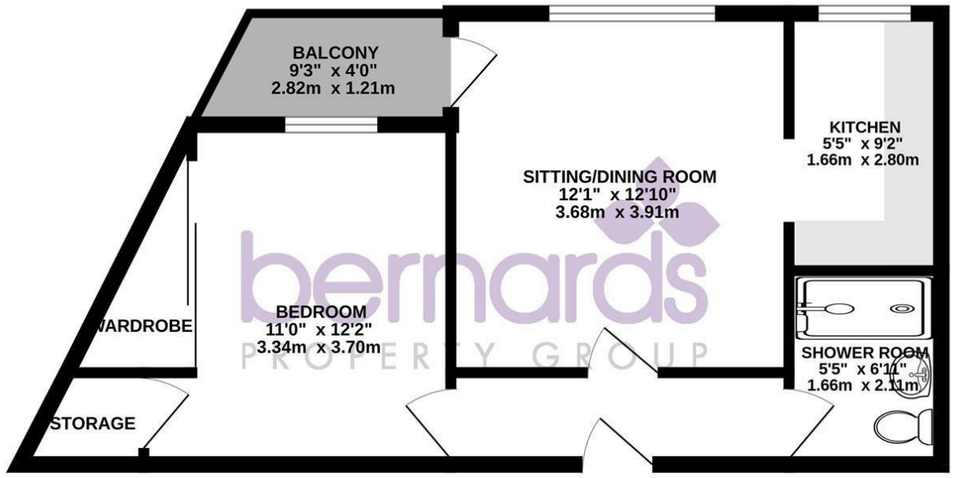
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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

FOR SALE

Guide Price £109,995

Beach Road, Lee-On-The-Solent PO13 9BP

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THE ESTATE AGENTS

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HIGHLIGHTS

- Private Balcony
- Communal Areas
- Residents and Visitor Parking
- Great Views From Lounge and Balcony
- Recently Refurbished Shower Room
- Large Bedroom With Fitted Storage
- Offered with No Forward Chain

Located within the ever-popular Hometide House retirement development, this well-presented one bedroom apartment offers comfortable, low-maintenance living with the added benefit of a private balcony and sea views.

The apartment is in good condition throughout and features a spacious double bedroom with fitted wardrobes, providing excellent storage. The sitting room is particularly generous, offering ample space for both lounge and dining furniture, with south-facing windows that flood the room with natural light, creating a bright and welcoming atmosphere.

The property also includes a separate kitchen, neatly arranged and practical in design, along with a bathroom that has been adapted to include a walk-in shower, ideal for ease of access and convenience.

A standout feature, rarely available within the building, is the private balcony, which enjoys views of the sea between the properties opposite, a perfect spot to sit and relax.

Further benefits include the property being vacant and offered with no forward chain, allowing for a straightforward move.

Hometide House itself is a highly regarded retirement development, known for its friendly community atmosphere. Residents can enjoy a range of organised activities and social events, with the reassurance of an on-site building manager available for support if required.

A fantastic opportunity to secure a bright and well-located retirement home with desirable outdoor space.

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PROPERTY INFORMATION

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!

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.

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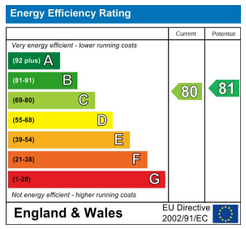
LEASEHOLD - Council Tax Band B



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