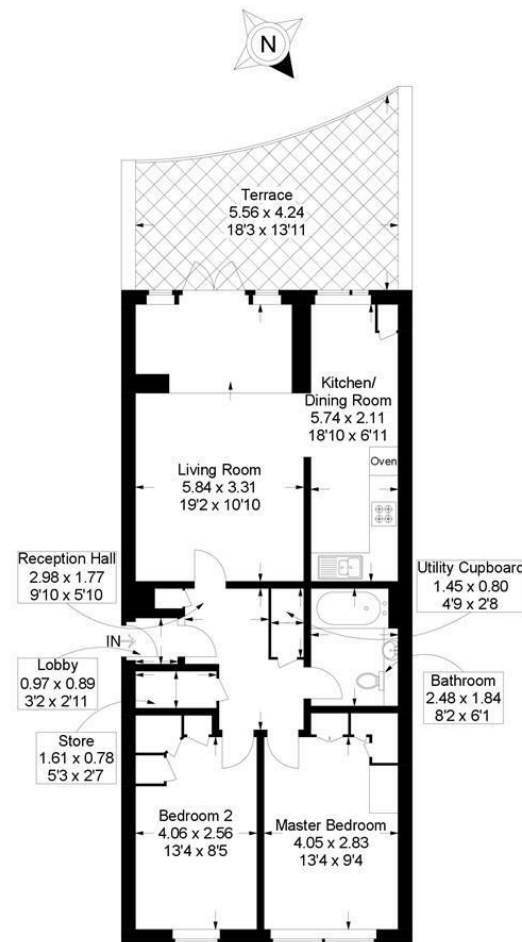
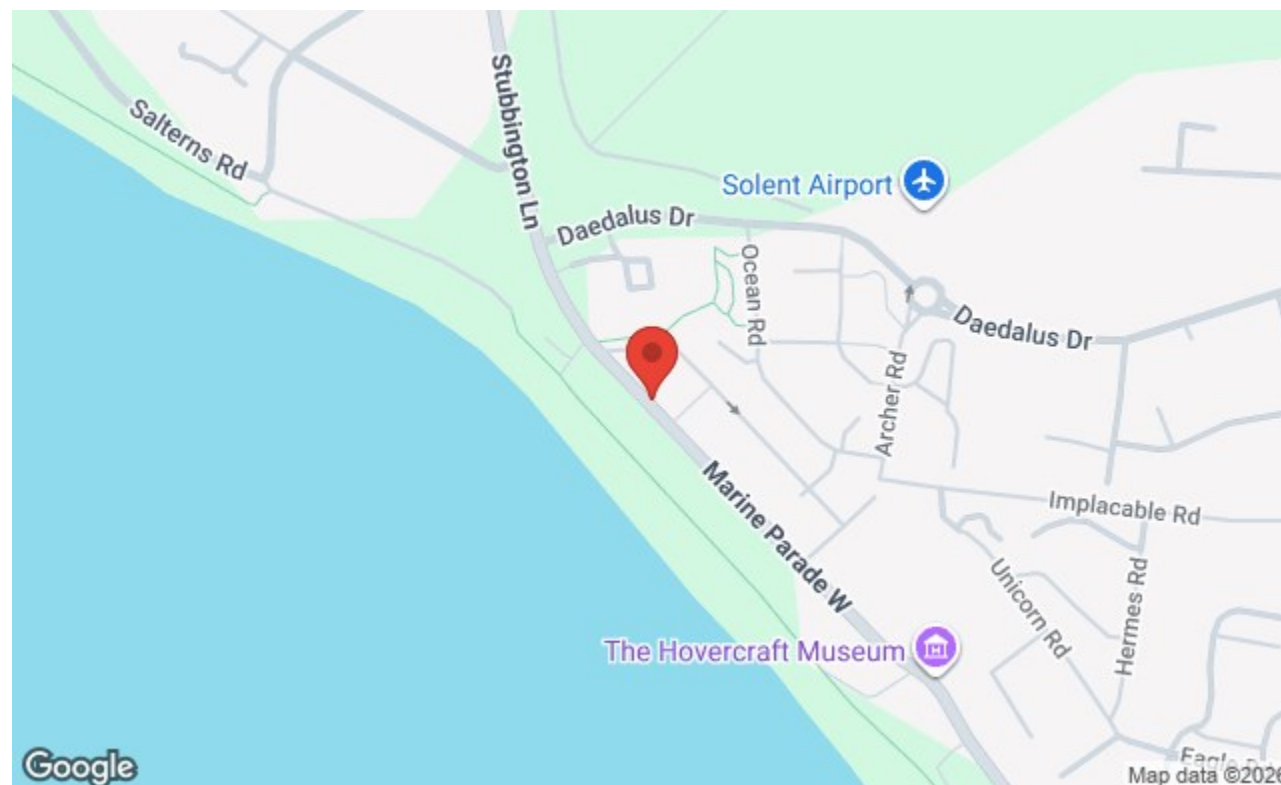


Arismore Court, Marine Parade West, Lee on the Solent
Approximate Gross Internal Area = 73.6 sq m / 792 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
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Offers Over £350,000

Marine Parade West, Lee-On-The-Solent
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HIGHLIGHTS

- ❖ Two Bedroom Apartment
- ❖ Refurbished Throughout
- ❖ Extra Large Sea Facing Terrace
- ❖ Extended Living Space
- ❖ Modern Kitchen With Dining Area
- ❖ Elevated Ground Floor Position
- ❖ Underground Parking
- ❖ Well Maintained Communal Gardens
- ❖ Popular Lee-on-the-Solent Sea Front Location
- ❖ Built in Storage Cupboards

GUIDE PRICE - £350,000 - £360,000

Positioned on the elevated ground floor and enjoying stunning views across the Solent towards the Isle of Wight, this beautifully presented two bedroom apartment offers a rare combination of generous internal space and exceptional outdoor living.

A standout feature of the home is the substantial front terrace, providing an impressive space to sit, relax and take in the ever-changing coastal views, perfect for entertaining or simply enjoying the seafront setting.

Internally, the property has been thoughtfully enhanced by the current owner, most notably with the extension of the living room, creating a unique split-level feel. The main seating area centres around a feature fireplace, while a slightly raised section provides a superb vantage point to fully appreciate the sea views, making it a real focal point of the home.

The kitchen/diner sits alongside the living space and has been fitted in a modern style with integrated

Neff appliances, including a slide and hide oven. There is ample room for dining, and provisions have already been installed for a dishwasher, offering flexibility for future buyers.

To the rear of the apartment are two generous double bedrooms, both benefiting from fitted wardrobes, providing excellent storage. The family bathroom has been recently refurbished, finished to a high standard and in keeping with the overall condition of the property.

Further benefits include a large storage cupboard within the hallway together with a further large cupboard currently utilised as a utility and storage space, insulated flooring throughout for improved heat and sound efficiency and a modern boiler installed just two years ago.

Having been recently redecorated throughout, the apartment offers a fresh, bright and contemporary feel, ready for immediate occupation. Properties of this nature, particularly with such a large terrace and enhanced living space, are rarely available, making this a truly special coastal home.

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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.

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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.

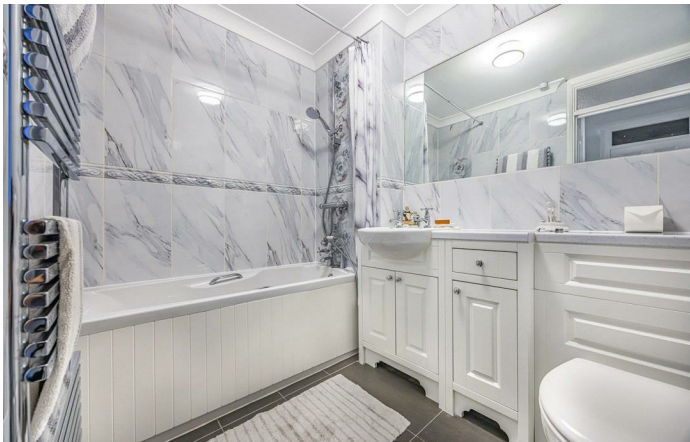
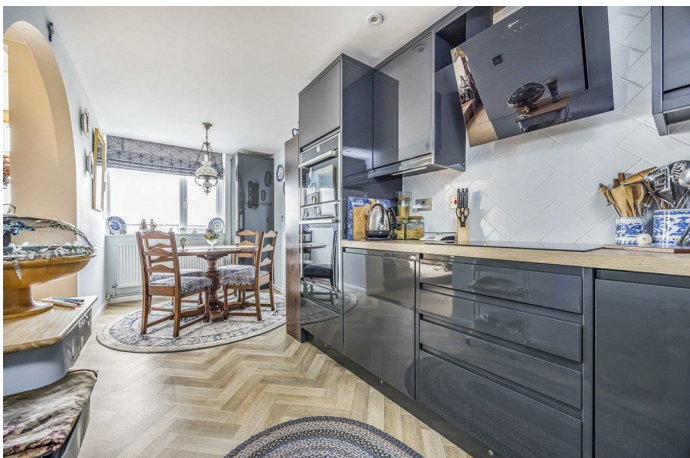
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These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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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SHARE OF FREEHOLD - Council Tax Band D



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	71	79
England & Wales		



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