

Situated on the seafront at Lee on Solent and therefore enjoying the most remarkable views of The Solent and Isle of Wight, is this spacious three bedroom duplex apartment with side garden and garage in block to rear.

The Accommodation Comprises of:-
UPVC double glazed front door to:

Entrance Hall:-

Stairs to first floor, landing storage cupboard.

Lounge:- 18' 8" x 10' 11" (5.69m x 3.32m)

UPVC double glazed window to front elevation enjoying superb views across The Solent & Isle of Wight, radiator.

Kitchen/Dining Room:- 14' 3" x 9' 0" (4.34m x 2.74m)

UPVC double glazed windows to rear elevation, wall mounted combination boiler, fitted with a range of base cupboards and matching eye level units, sink unit, plumbing for washing machine, space for oven.

Lobby:-

Door to balcony, stairs to second floor.

Second Floor Landing:-

Storage cupboard.

Bedroom One:- 14' 6" x 9' 11" (4.42m x 3.02m)

UPVC double glazed windows to front elevation enjoying views across The Solent & Isle of Wight, storage cupboard, built-in wardrobe, radiator.

Bedroom Two:- 10' 11" x 6' 2" (3.32m x 1.88m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three:- 8' 0" x 7' 10" (2.44m x 2.39m)

UPVC double glazed window to rear elevation, radiator.

Shower Room:- 8' 0" x 4' 7" (2.44m x 1.40m)

Corner shower cubicle with mains shower, wash hand basin set in vanity unit, close coupled WC, roof light.

Outside:-

The property benefits from an open garden to the side of the building which is laid to lawn with a low brick wall. There is also a garage situated in a block to the rear.

Lease Information

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

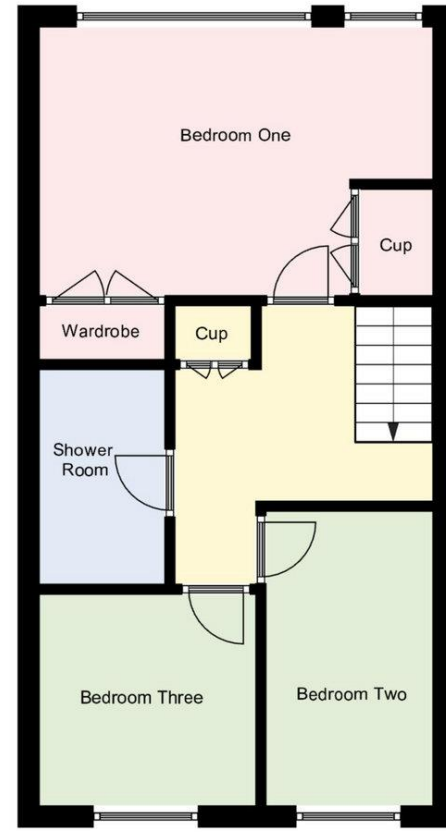
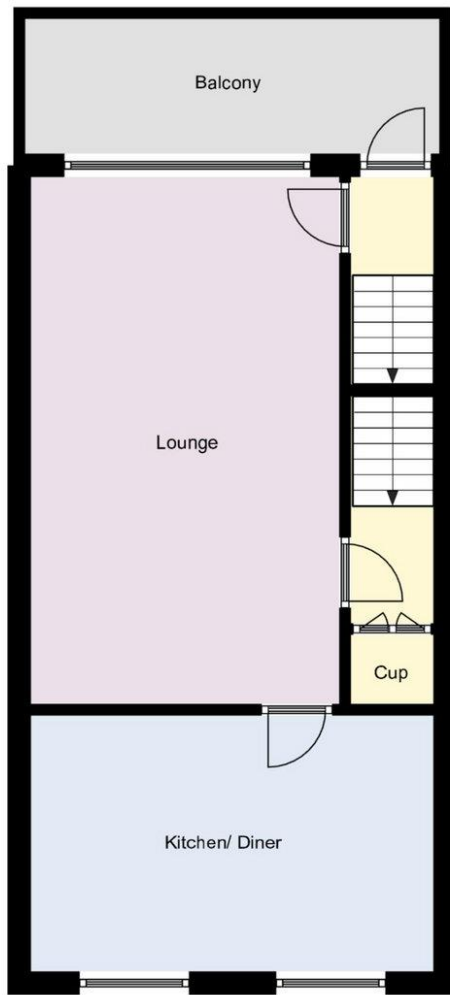
Lease: 199 years from 1996

Ground Rent: NA (share of freehold)

Service Charge: NA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Share of Freehold

Council Tax Band: D

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£310,000

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Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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