



Eckersley White

Independent Estate Agents Since 1990

Lee-on-the-Solent Office

118 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
Telephone: 023 9255 3636 Email: leeonthesolent@eckersleywhite.co.uk

Gosport Office

48 Stoke Road, Gosport, Hampshire PO12 1HX
Telephone: 023 9251 1515 Email: gosport@eckersleywhite.co.uk

Lettings Office

120 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
Telephone: 023 9255 6491 Email: lettings@eckersleywhite.co.uk

Price: £245,000 Leasehold
(Freehold owned by Residents Association)

Flat 6 Bembridge Lodge
Marine Parade East
Lee-On-The-Solent PO13 9LA



- * A very well presented two bedroom penthouse apartment with balcony * Superb sea views *
- * Two double bedrooms * New boiler installed January 2014 * Freehold owned by the Residents Association *
- * Chain free sale*



Flat 6 Bembridge Lodge Marine Parade East Lee-On-The-Solent

Directions:

From the shops in the centre of Lee-on-the-Solent High Street turn right into Pier Street. Turn left onto the seafront into Marine Parade East and Bembridge Lodge is located approximately one hundred yards to the east of Pier Street.

Accommodation Comprises:

Entrance Hall:

Security entry phone to main front door, telephone point, smoke alarm radiator, laminate flooring.

Lounge: 13'8 x 11'10 (4.17m x 3.61m)

Having full width UPVC double glazed sliding patio door to balcony and enjoying a superb Solent and Isle of Wight view. Second aspect UPVC obscured double glazed window to side elevation. Radiator, laminate flooring.

Balcony:

Providing panoramic Solent and Isle of Wight views.

Kitchen/Diner: 18'7 x 8'8 (5.66m x 2.64m)

With UPVC double glazed window providing Solent and Isle of Wight views.

Dining Area:

Radiator and laminate flooring.

Kitchen Area:

A range of matching wall and base units with roll top worksurfaces, inset one and a half bowl stainless steel sink unit and drainer with mixer taps. Stand alone oven with extractor hood over. Recess and plumbing for washing machine and dishwasher. Laminate flooring.

Inner Hallway:

Cupboard incorporating boiler (installed January 2014), plus additional double width storage cupboard with a good range of shelving.

Bedroom One: 11'8 x 11'2 (3.56m x 3.4m)

UPVC double glazed window to rear elevation, range of wardrobes incorporating hanging and shelving, radiator, laminate flooring.

Bedroom Two: 11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed window to rear elevation, range of fitted wardrobes with sliding mirror doors, radiator, laminate flooring.

Bathroom:

Tiled to ceiling height with a modern white suite comprising of panelled bath with central mixer tap and thermostatic shower over plus glazed shower screen, pedestal wash hand basin with mixer tap and low level W.C. Towel radiator and tiled flooring.

To The Outside:

Communal gardens to the front and rear elevation, maintained for the use of residents and their guest.

Secure Underblock Garaging:

Allocated parking, access by electronically operated gates.

Visitors Parking:

There are spaces to both front and rear elevation of Bembridge Lodge.

Flat 6 Bembridge Lodge Marine Parade East Lee-On-The-Solent

Tenure:

Leasehold:

Residue of 999 year lease.

Freehold owned by Bembridge Lodge Residents Association

Ground Rent:

Nil

Maintenance:

£1,260.00 per annum and includes buildings insurance.

Council Tax Band: D

Current Energy Efficiency Rating: B-81

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL1370

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

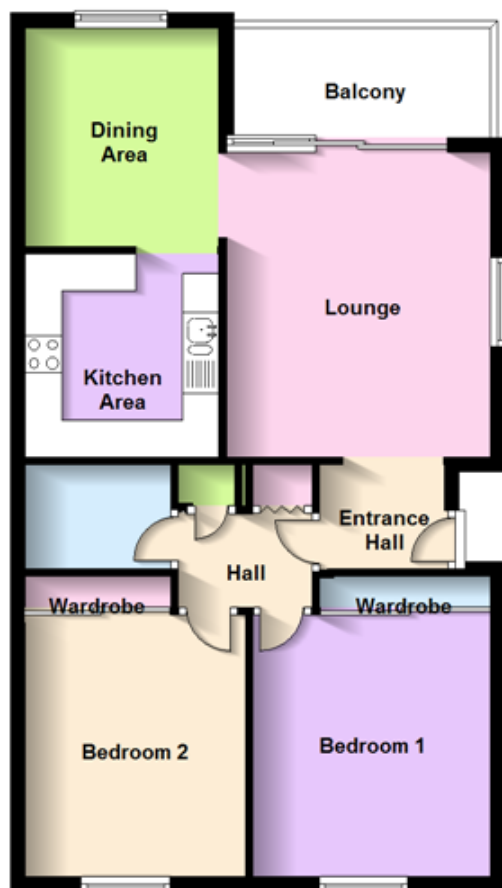
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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 742.73 Sq. Ft. (69m²)



These plans are not to scale and are for illustration purposes only
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.