



## 8 Pebble Beach, Lee-On-The-Solent, Hampshire, PO13 9FR

**Guide Price: £345,000**

*Leasehold*

We have great pleasure in offering for sale this sea facing apartment at Pebble Beach, Lee-on-the-Solent. Benefitting from lift access, secure under block parking, well-appointed modern living and glorious views, only a short walk to High Street shops and facilities and of course, the beach.

## Property

The accommodation comprises:

Communal front door with secure video intercom system to:

Entrance Lobby:

A beautiful entrance lobby greets you as you enter Pebble Beach which features marble flooring, and an impressive water feature that sits underneath shoals of porcelain fish. Lift and stairs to all floors including the first floor landing with a fire door into a lobby and further private front door to:

Entrance Hall:

With bevelled edge laminate wood flooring, radiator, video entry system, brushed chrome switches and sockets, built in boiler cupboard with twin doors and ornate 'wave' handles providing both storage and ease of access to the Vaillant hot water boiler. Two further glazed doors with matching 'wave' handles lead into the:

Living Space: 19'10 x 14'2 (6.04m x 4.32m)

A well-appointed, bright and airy living room which commands sea views from a double glazed window and double glazed French door with adjacent panel, which also leads to the private balcony. There is bevelled edge laminate wood flooring, an inset flue-less gas fire operated by remote control and useful television alcove with the associated supply hidden neatly behind. There is a radiator, ceiling lights, brushed chrome switches and sockets, open plan access into the:

Kitchen: 12'2 x 10'4 (3.71m x 3.15m)

A well-appointed Paula Rosa kitchen with upgraded brushed steel handles set under granite worksurfaces. There is a fitted five ring gas hob with extractor hood, built in oven, space and associated space for washing machine and dishwasher, integrated fridge and freezer, Karndean style tiled flooring, ceiling downlighters, brushed chrome sockets and switches, one and a half bowl sink. The kitchen is finished off with contemporary frosted glass display cabinets, downlighters and kickboard lighting. Open plan to the living space, the kitchen offers further sea views. A breakfast bar overhang leads into the living area to provide casual dining space.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Bedroom:** 16'0 x 10'5 (4.88m x 3.17m)

A good sized double bedroom with double glazed window overlooking the Solent and Isle of Wight plus a double glazed French door that leads out to the balcony. There is a built in two door wardrobe with further 'wave' handles, radiator, brushed chrome switches and sockets and access to:

**Ensuite Bathroom:**

Comprising of panel bath, pedestal wash hand basin set in a vanity unit, ladder style radiator finished in white, unique pebble floor design. Above the bath is a waterfall shower plus separate mixer handset and a glass shower screen. There is an extractor fan and downlighters plus fully tiled walls.

**Separate WC:**

Comprising of WC, wash hand basin set in a vanity unit, white ladder style radiator and splashback tiling, ceiling downlighters, fitted mirror and tiled flooring.

**Balcony:**

Accessed from both the living room and bedroom,

the balcony has ample space and commands a view of the Solent and Isle of Wight. Slightly recessed, the balcony provides a degree of cover.

**Parking:**

Situated underneath Pebble Beach is a large under block parking area with an allocated space private to Apartment 8. There are also useful understair storage cupboards private to each individual apartment with Oak finish doors. The meters can also be found in the under block parking and the lift goes down into the sub basement.

**Tenure:** Residue of lease

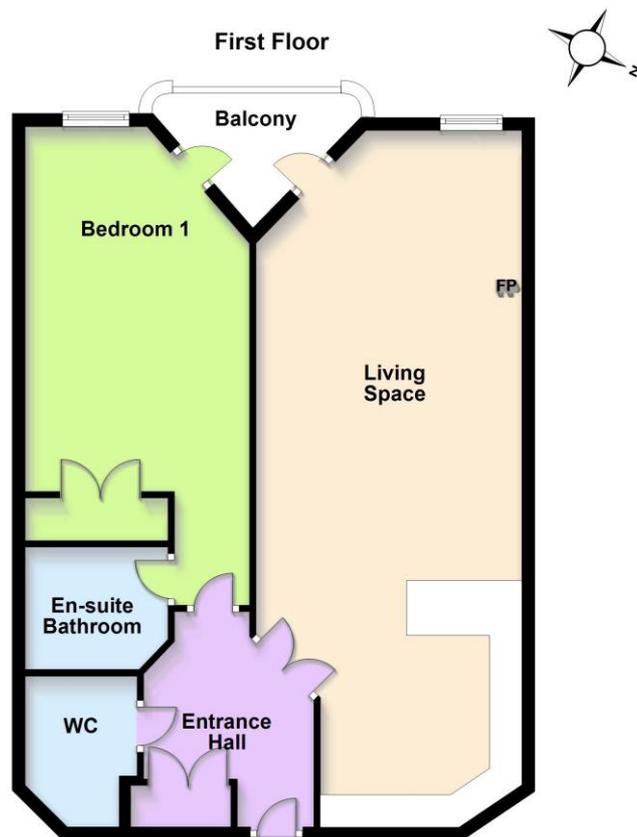
Ground Rent - Nil due to the freehold held collectively by the residents (formerly £250.00)

Service Charge: £131.36 per month + an annual contribution to the sinking fund (this year £134.28)

### **Charges**

Council Tax Band: C

775 sq.ft. (Approximate floor area derived from the EPC)



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



## Directions

From Lee on the Solent High Street, walk out onto the seafront via Pier Street and turn left. Pebble Beach is a short way down, on the left, facing the sea. The entrance can be found at the rear of the block where a number of visitor spaces are also situated.

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.