



20 Promenade Court, Lee-On-The-Solent, Hampshire, PO13 9JX

Asking Price: £395,000

Leasehold

A very rare opportunity to purchase a large 2 bedroom plus 2nd reception (or 3rd bedroom) penthouse apartment with over 1000 sq.ft. of accommodation, moments from High Street shopping and amenities and boasting some 45 feet of uninterrupted, 180 degree sea view frontage.

Property

Accommodation comprises:

Communal front door with intercom system and stairs to all floors.

Top Floor Landing:

With access only to apartment 20 with front door to:

Lobby:

With further inner door to:

Entrance Hall:

Radiator, intercom system, meters cupboard. Access to:

Sitting Room: 18' x 14'1 (5.49m x 4.29m)

A well-appointed room with two double glazed windows and a double glazed French door all commanded Solent view. There are two radiators, ceiling coving, downlighters and television point. Fully enclosed balcony with a glass and chrome partition and brick walls, tiled flooring and views east and west along the Coast. A brick archway leads into the:

Kitchen/Diner 18' x 8'10 (5.49m x 2.69m)

The kitchen has been refitted in wood facing units set under roll edge work counters. There is a built in chrome double oven and electric hob with fitted NEF hood over, slim-line dishwasher, fridge and concealed in one of the coordinated cupboards is a washing machine, There is cornice lighting, mosaic splash back tiling and breakfast style counter that extends into the dining space and offers further storage with drawers and cupboards.. The dining area has a double glazed window with Isle of Wight and Solent view with a radiator beneath and downlighters.

2nd Reception Room/Possible Bedroom Three: 17'8 x 9' (5.38m x 2.74m)

This incredibly useful space has been altered by the current owner and now provides another sitting room and scope to be another bedroom if required. The area benefits from lots of light with windows fore and aft, to the rear commanding a view of the Downs across Lee-On-The-Solent and to the front, an uninterrupted view of the Solent and Isle of Wight.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	



Bedroom One: 13'4 x 9'2 (4.06m x 2.79m)

This bedroom has replacement double glazed windows and a view across Inland Lee-On-The-Solent. There is a radiator and built in wardrobes.

Bedroom Two: 13'5 x 8'5 (4.09m x 2.57m)

Further double with built in wardrobes, replacement double glazed window to the rear and radiator.

Bathroom:

A refitted suite comprising of tiled panelled bath with Mira shower fitted above, low level W.C, pedestal wash hand basin, bidet, radiator, extractor fan, tiled walls and fitted mirrors, electric shaver point

Shower Room:

Neatly created within a cupboard, this shower room has tiled walls, fully enclosed shower cubicle plus Mira power shower and tiled flooring. There is an extractor fan and fitted light.

Storage Cupboard:

Accessed from an inner hallway, this deep storage

cupboard is a perfect place for ironing boards, hoovers and assorted equipment

Outside

Areas of grounds and gardens at the front of Promenade Court for the use and enjoyment of the residents and to the rear are visitor parking spaces. Underneath the building is an allocated parking area with space specific to apartment 20. The under block parking is accessed by a remotely operated gate or locked pedestrian gates.

Residue of 999 year lease (Freehold held by the Promenade Court Residents Co. Ltd.)

Service Charge: £135 per month

Ground Rent: Nil

Floor Area: 1054.86sq ft (98m²)

Charges

Council Tax Band: D

Floor Plan



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

20 Promenade Court, Lee-on-the-Solent



Directions

From the High Street in Lee-on-the-Solent, proceed in a westerly direction out on to the seafront and Promenade Court can be found a short way down on the right hand side.

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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.