



45 Hometide House, Lee-On-The-Solent, Hampshire, PO13 9BP

Asking Price: £95,000

Leasehold

A 1 bedroom 3rd floor retirement apartment with Solent & Isle of Wight views from the lounge and bedroom. Situated close to the High Street shops, amenities plus the beach and seafront.

Property

The Accommodation Comprises:-

Communal front door to inner enclosed lobby with entry phone system to all apartments. Further security door to main entrance hallway with stairs and lifts to all floors.

Apartment 45:-

Entrance Hall:

With deep storage cupboard incorporating hot water tank, lights and meters.

Lounge: 14'9 x 10'5 (4.5m x 3.18m)

A light and airy room with double glazed window providing superb views of The Solent and Isle of Wight. Night storage heater, emergency pull cord, telephone intercom system, coved ceiling, fitted carpet.

Kitchen: 7'4 x 5'4 (2.24m x 1.63m)

Matching wall and base units with white single drainer sink unit with mixer tap and splashback tiling. Electric double oven incorporating grill and hob, recess for fridge/freezer, vinyl flooring.

Bedroom One: 11'3 x 8'8 (3.43m x 2.64m)

Double glazed window with superb views of The Solent & Isle of Wight. Built-in wardrobe with sliding doors incorporating hanging and shelving space. Night storage heater, coved ceiling, emergency pull cord, fitted carpet.

Shower Room: 6'9 x 5'8 (2.06m x 1.73m)

Double glazed window to side elevation and comprising suite of shower cubicle with Triton shower and bi-fold door, WC, wash hand basin, wall mounted vanity unit, fully tiled walls, wall mounted Dimplex heater, towel rail, vinyl flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



To The Outside:-

Communal Grounds & Gardens:

For the use and enjoyment of all residents and their guests.

Residents Parking:

To the rear of the building.

Communal Facilities:-

Laundry Room:

With an assortment of washing machines and dryers.

Residents Lounge:

With superb views of The Solent and Isle of Wight.

Guest Suite:

Available on a daily hire.

House Managers Office:

Located on the ground floor.

Tenure:-

Leasehold:-

99 years from 1st September 1982.

Maintenance Charge:

£1101.98 x 6 monthly

Ground Rent:

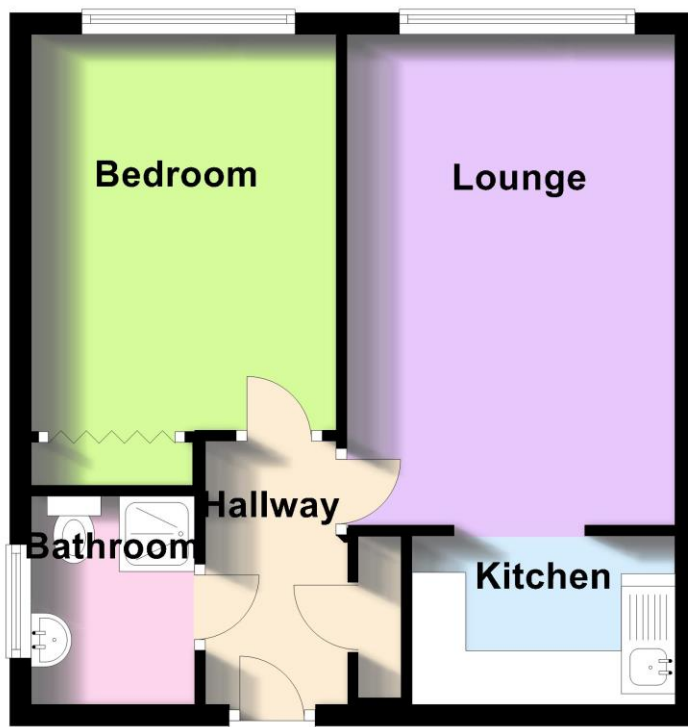
£211.69

388 sq.ft. taken from EPC

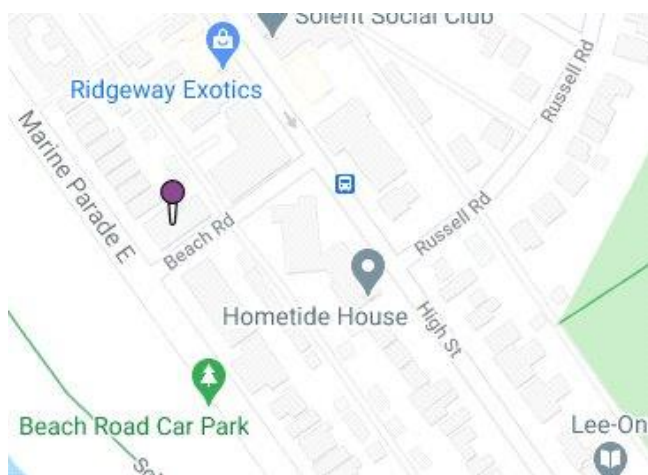
Charges

Council Tax Band: B

Third Floor



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



Directions

Directions:-

Proceed past the shops on the one way system in Lee-on-the-Solent High Street and turn right into Beach Road. Hometide House can be found on the left 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.