

This top floor, one bedroom retirement apartment is situated on the corner of the High Street in Lee on the Solent. With glimpses of the seafront and offered with no onward chain.

The Accomodation Comprises
Security entry system to:

Communal Hallway
Access to communal lounge with views towards the seafront, laundry room, house manager's office and lift to all floors. Subject apartment is situated on the top floor.

Entrance Hall
Cupboard housing electrical circuit, access to loft, emergency pull cord system.

Lounge/Dining Room 12' 2" x 8' 11" (3.71m x 2.72m) Maximum
UPVC double glazed window to rear elevation with glimpses of the seafront, electric fire place with wood surround, emergency pull cord, storage heater, archway to:

Kitchen 9' 6" x 5' 7" (2.89m x 1.70m) Maximum
Fitted with a range of base cupboards and matching eye level units, under unit lighting, double oven with hob, one and a half bowl stainless steel unit with mixer tap, recess for fridge, extractor fan, UPVC double glazed window to rear elevation with glimpses of the seafront.

Bedroom One 12' 2" x 9' 11" (3.71m x 3.02m) Maximum
Built in wardrobe, storage heater, emergency pull cord, storage cupboard, UPVC double glazed window to rear elevation with glimpses of the seafront

Shower Room 6' 9" x 5' 7" (2.06m x 1.70m)
Close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder style radiator, wall heater, emergency pull cord, step up to shower cubicle with electric shower and inset spotlight.

Outside
The property benefits from well maintained communal gardens and residents parking (subject to availability).

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.

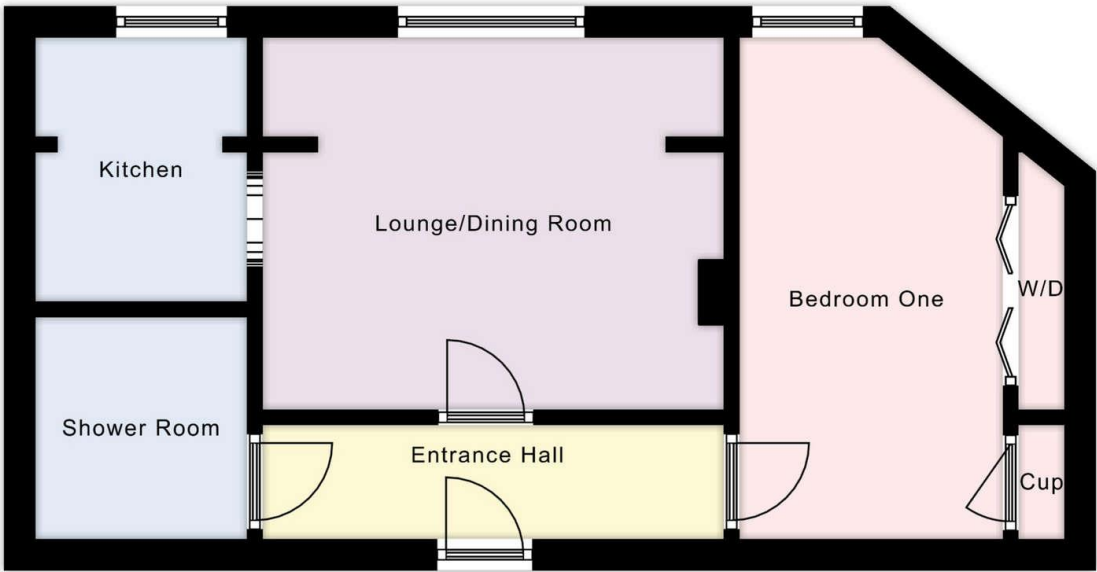
Lease: 99 years from 1982

Ground Rent: £898.50 per annum

Service Charge: £2,781.86 per annum

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





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

Tenure: Leasehold

Council Tax Band: B

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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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HOMETIDE HOUSE
PRIVATE ROAD

DRAFT DETAILS

£97,500
Hometide House, Lee-On-The-Solent, PO13 9BP

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