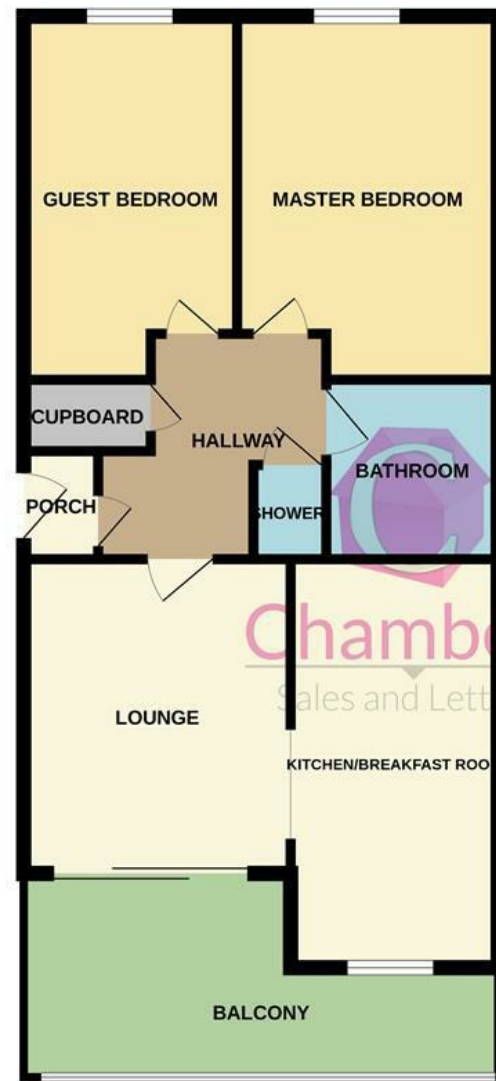


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 12
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Marine Parade West
Lee-On-The-Solent
PO13 9JX



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Stubbington

Bursledon

02380 010440

**Flat 12 17-19
Promenade
Marine Parade West
Lee-On-The-Solent
PO13 9JX**

£320,000
Leasehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	80
(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	



We are pleased to be selling this Two bedroom Sea View apartment situated on the second floor. It comes with a large balcony with uninterrupted views of the Solent, a spacious kitchen/breakfast room, lounge with sea views, family bathroom and separate shower and two double sized bedrooms. This has been the present owners holiday home for many years with it's picturesque seafront and local shops to appreciate which are within walking distance. Outside there is a secure underground parking area and visitor bays at the rear of the building. This property is ideal for those looking to downsize, buy a second home or a holiday let opportunity. Offering No chain ahead please call Chambers on 02380 010440 to arrange a viewing and avoid missing out.

Communal Entrance Hallway
Access to letter boxes, staircase to 2nd floor, access to 'Hive' central heating controls.

Lounge
13'3" x 11'6" (4.06 x 3.52)
Large double glazed patio doors opening onto the covered balcony with sea views, radiator, open access to:

Kitchen/breakfast Room
18'2" x 6'11" (5.55 x 2.13)
Double glazed window to front elevation with sea views, fitted with a comprehensive range of wall and base cupboard/drawer units incorporating glazed display cabinets and under unit lighting, laminate work surfaces over, inset sink unit with mixer taps, integrated appliances including an Induction hob with oven under and cooker hood over, integrated fridge/freezer, dishwasher and washing machine, wood laminate flooring, space for breakfast table and chairs.

Master Bedroom
15'3" x 9'4" x (4.65 x 2.85 x)
Double glazed window to rear elevation, radiator.

Guest Bedroom
15'4" x 8'3" (4.68 x 2.53)
Double glazed window to rear elevation, radiator.

Bathroom
Refitted with a white suite comprising of a large bath tub with Victorian style mixer taps, low level WC, vanity wash hand basin with storage cupboards beneath and above, chrome heated towel rail, extractor fan, laminate flooring.

Shower Cubicle
Large walk in shower cubicle with a rainfall shower head.

Balcony
A large covered roof balcony offering stunning views across the solent.

Parking
Gated secure under ground parking space plus visitor bays. You will also find the communal bins store on this level.

Leasehold
We understand from the seller that the charges are currently £150 per month.

Lease: 999 years from 1979
Ground Rent: None
Service Charge: £1,800