



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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£320,000
Leasehold



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 balony 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

