

Guide Price £190,000
7 Seaview Court
43 Marine Parade East
Lee-on-the-Solent, PO13 9BA

PROPERTY SUMMARY

This first floor seafront flat has beautiful, uninterrupted views of the Solent across to the Isle of Wight. Boasting two double bedrooms as well as two reception rooms, this property offers huge potential to improve and refurbish. Lee-on-the-Solent high street is within close walking distance and offers amenities such as cafes, shops and hairdressers and the beach is just meters away. Seaview Court has a lift for access to the upper floors, residents parking and this apartment has its own garage with power, light and an electric up and over door. Call us now in our Stubbington Branch to book in your viewing and avoid missing out on this fantastic opportunity.

THIS PROPERTY CANNOT BE LET AND DOES NOT ACCEPT PETS ON ANY CIRCUMSTANCES.





PORCH

HALLWAY

LOUNGE 18' 9" x 12' 4" (5.73m x 3.78m)

BALCONY

DINING ROOM 11' 9" x 8' 3" (3.60m x 2.53m)

KITCHEN 12' 1" x 8' 5" (3.7m x 2.58m)

BEDROOM ONE 15' 8" x 8' 5" (4.80m x 2.59m)

BEDROOM TWO 12' 11" x 8' 11" (3.96m x 2.73m)

BATHROOM 8' 9" x 5' 1" (2.68m x 1.56m)

WC 8' 9" x 3' 7" (2.68m x 1.10m)

GARAGE IN A BLOCK

LEASE INFORMATION

Tenure: Leasehold – Share of Freehold

Charges: The service charge is £310 quarterly.

Length of Lease: 999 years from 1st April 1975.

AUCTIONEERS COMMENTS

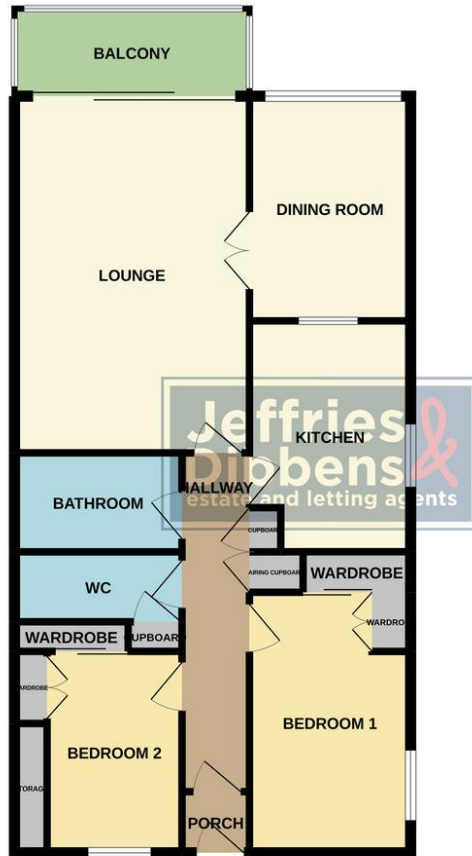
This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 inc VAT and is paid in addition to the agreed purchase price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

This property is marketed with a Buyers Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property and a prudent buyer is expected to view the property and complete their own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained with this pack. The winning buyer will also make payment of £300 inc VAT towards the preparation cost of the pack, where it has been provided by Iamsold. Bidders will be required to register and go through an identification verification process with Iamsold Limited and provide proof of how the purchase would be funded. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
 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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LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Leasehold – Share of Freehold

COUNCIL TAX BAND
 Band D

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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