



**£400,000**  
**Ross House, Marine Parade West**  
Lee on the Solent, PO13 9YP



## PROPERTY SUMMARY

This two bedroom apartment is situated on the first floor of Ross House in Lee-on-the-Solent and boasts sea views across the Solent. Internally the property comprises of an entrance lobby, hallway, two double bedrooms, en-suite to master bedroom, shower room, kitchen/diner, dining room/third bedroom, lounge and a balcony. The property is gated with a secure entry system and the apartment benefits from its own garage in a block. Call us now in our Stubbington Branch to avoid missing out on the seaside lifestyle!





**LOBBY**

**ENTRANCE HALL**

**LOUNGE** 17' 0" x 10' 7" (5.18m x 3.23m)

**DINING ROOM/BEDROOM THREE** 13' 6" x 8' 1" (4.11m x 2.46m)

**KITCHEN/BREAKFAST ROOM** 14' 9" x 8' 1" (4.5m x 2.46m)

**BEDROOM ONE** 13' 4" x 10' 1" (4.06m x 3.07m)

**ENSUITE** 9' 7" x 5' 5" (2.92m x 1.65m)

**BEDROOM TWO** 13' 8" x 9' 1" (4.17m x 2.77m)

**SHOWER ROOM** 9' 0" x 6' 6" (2.74m x 1.98m)

**OUTSIDE**

**GARAGE IN A BLOCK**

**COMMUNAL BIKE STORE**

**VISITORS PARKING**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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**  
Fareham Borough Council

**TENURE**  
Share of Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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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