



## 5 Imperial Heights, Lee-On-The-Solent, Hampshire, PO13 9BW

**Asking Price: £475,000**

*Leasehold*

A wonderful and rare opportunity to purchase this immaculately presented second floor apartment with stunning sea views. The property was built in 2017 and has a modern and contemporary feel throughout. It has an open plan kitchen, dining and living space, 2 double bedrooms, an ensuite and a main bathroom. The property also benefits from two allocated parking spaces and a storage/bike shed at the rear. Offered with no onward chain. We have no hesitation in recommending an internal inspection of this beautiful home.



Property

The accommodation comprises:

Entrance at the rear of the building:  
Secure entry system into:

Communal Entrance Hall:

Tiled floor, electric meter cupboards, lift and stairs to all floors. No 5 can be found on the second floor.

Entrance Hall:

Front door, tiled floor, radiator, built in storage cupboard.

Open Plan Lounge/Dining/Kitchen:

**Lounge/Dining Area:** 20'0 x 10'4 (6.10m x 3.15m)  
Bi-fold doors to balcony, tiled floor, two radiators.

**Kitchen Area:** 13'4 x 6'0 (4.06m x 1.83m)  
Range of wall and base units with square edge work top surfaces and tiled surrounds, stainless steel one and half bowl sink unit with chrome mixer tap over, electric oven and hob with extractor hood over, integrated appliances including fridge/freezer, washing machine and dishwasher, tiled floor, inset spotlights, double glazed window to front aspect with views of the Solent and the Isle of Wight.

Balcony:

Decked with glass balustrade and steel banister, providing spectacular views of the Solent and the Isle of Wight.

**Bathroom:** 7'8 x 5'7 (2.34m x 1.70m)  
Panelled bath with mixer tap and hand held shower attachment, tiled walls and floor, floating wash hand basin, WC, chrome heated towel rail, inset spotlights, extractor fan, double glazed obscured window to side aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Bedroom 1:** 16'2 x 9.3 (max) (4.93m x 2.82m)

Double glazed window to rear aspect, fitted carpet, radiator, built in double wardrobe, door to ensuite shower room.

#### **Ensuite Shower Room:**

Double shower cubicle with rainfall shower head and additional handheld shower attachment, floating wash hand basin, WC, tiled walls and floor, chrome heated towel rail, wall mounted mirrored cabinet, inset spotlights, double glazed obscured window to side aspect.

**Bedroom 2:** 15'3 x 8'2 (4.62m x 2.49m)

Double glazed window to rear aspect, fitted carpet, radiator, built in wardrobe.

#### **On the Outside:**

Two allocated parking spaces to the rear, individual storage/bike shed for No 5, communal bin store.

#### **Leasehold Information:**

117 years remaining on the lease.

#### **Charges**

Council Tax Band: D

Service Charge (per annum): £1,568.00

764 sq.ft. (Approximate floor area derived from the EPC)





These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



### Directions

Proceed east along Lee-On-the-Solent High Street, turn right into Beach Road. Turn left into the rear service road and access can be gained to Imperial Heights on the right hand side.

### Eckersley White - Lee-on-the-Solent

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.