

£2,200 Per Calendar Month

Longdon Drive, Lee-On-The-Solent
PO13 8LR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOVEMBER
- ❖ FOUR BEDROOMS
- ❖ DOWNSTAIRS W.C
- ❖ UPSTAIRS BATHROOM
- ❖ EN-SUITE SHOWER ROOM
- ❖ DRIVEWAY PARKING
- ❖ SPACIOUS REAR GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ CONSERVATORY
- ❖ GARAGE

This spacious four-bedroom detached house in Lee-on-the-Solent offers a fantastic opportunity for family living in a desirable residential location. The property is well-presented throughout and provides a generous layout that balances both comfort and practicality.

On the ground floor, the home features two versatile reception rooms, ideal for use as a living room, dining room, or family space. A bright conservatory at the rear overlooks the garden, providing a perfect spot to relax all year round. The modern kitchen/breakfast room offers plenty of storage and worktop space and there is also a convenient downstairs W/C.

Upstairs, you'll find four well-proportioned

bedrooms, including a master bedroom with its own en-suite shower room. A family bathroom serves the remaining bedrooms, making the layout ideal for families of all sizes.

Outside, the property boasts a spacious rear garden, perfect for entertaining or enjoying outdoor time with the family. There is a garage for additional storage, and a private driveway with space for up to three cars.

This attractive home is ideally situated close to local amenities, schools, and transport links, as well as Lee-on-the-Solent's seafront. Available to rent in November, early viewing is highly recommended.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

RIGHT TO RENT

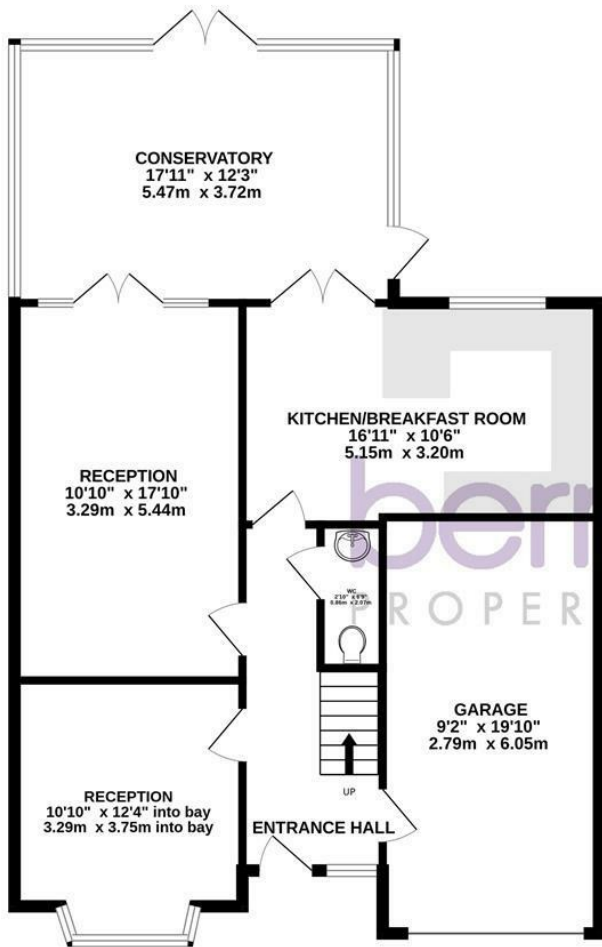
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



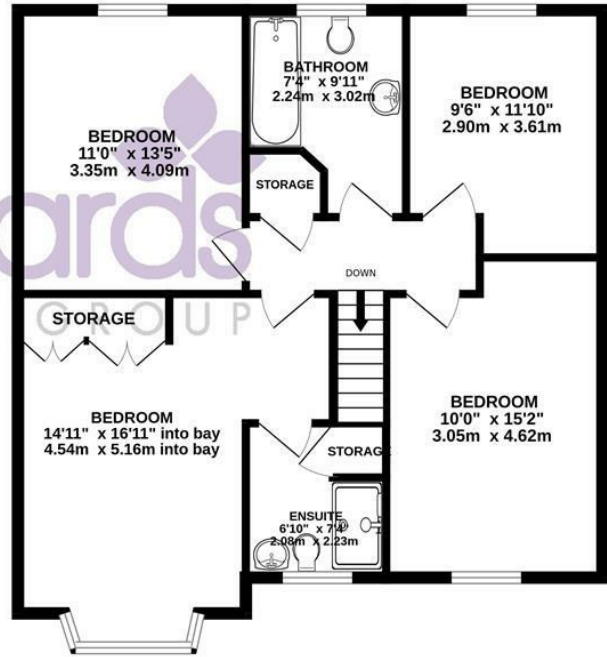
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.

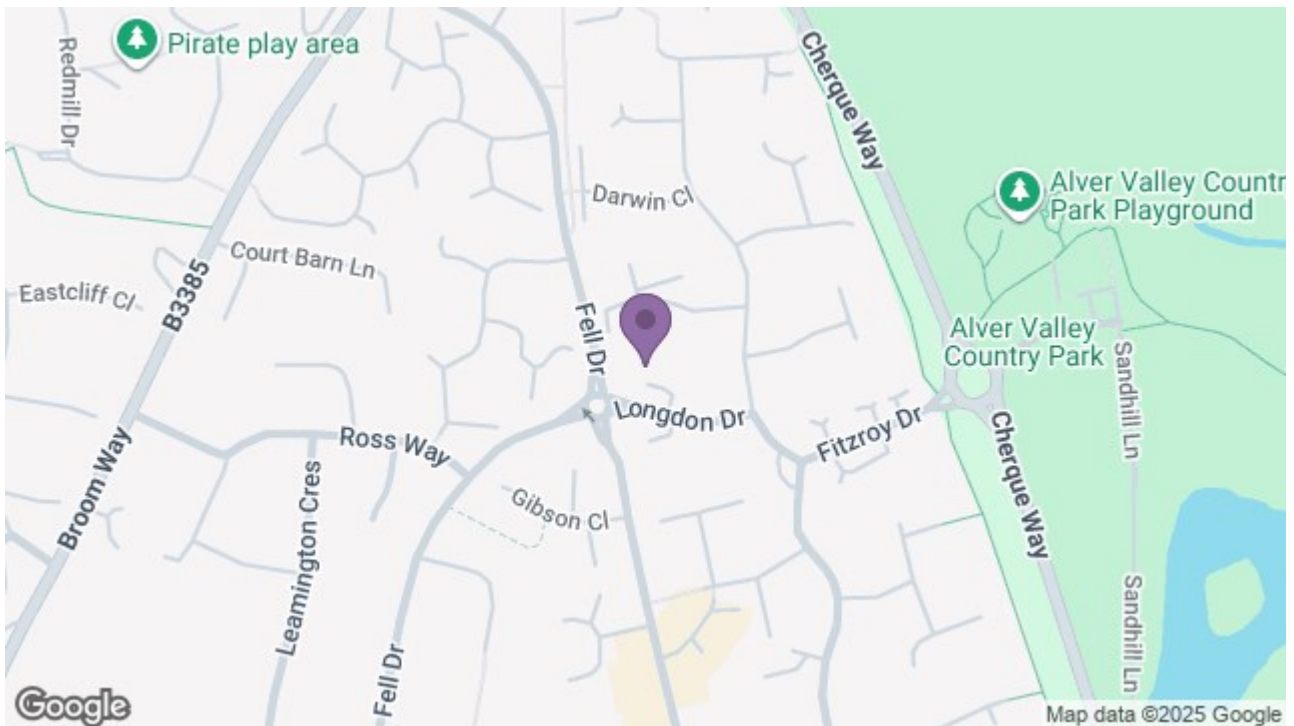


1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1792 sq.ft. (166.5 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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