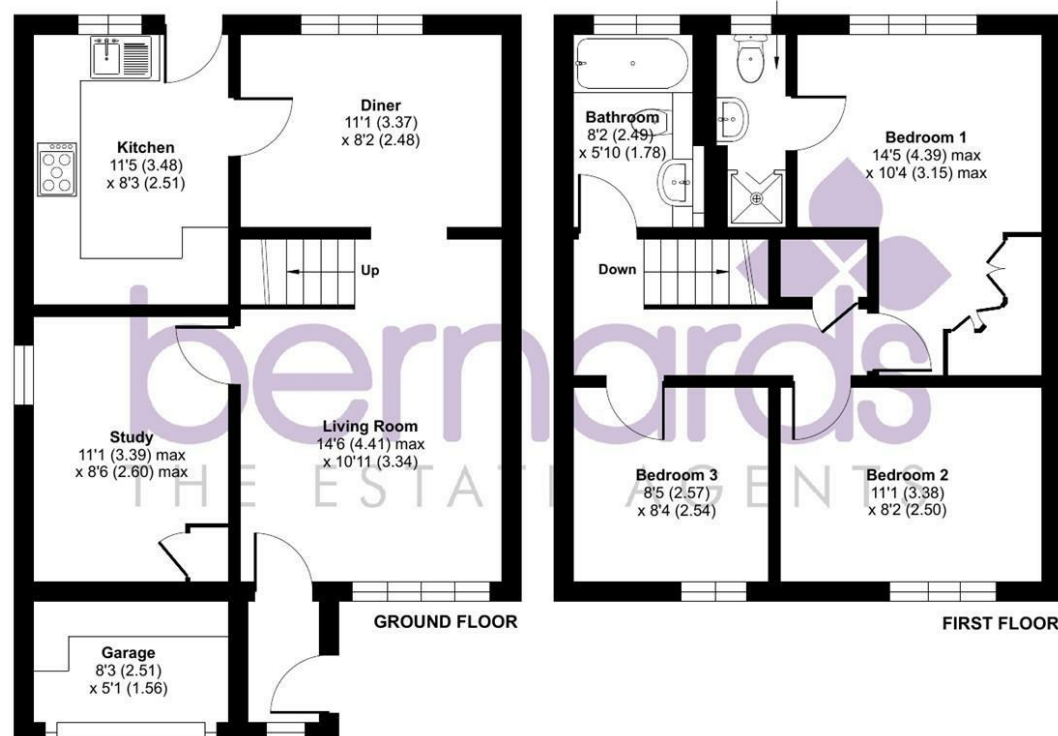


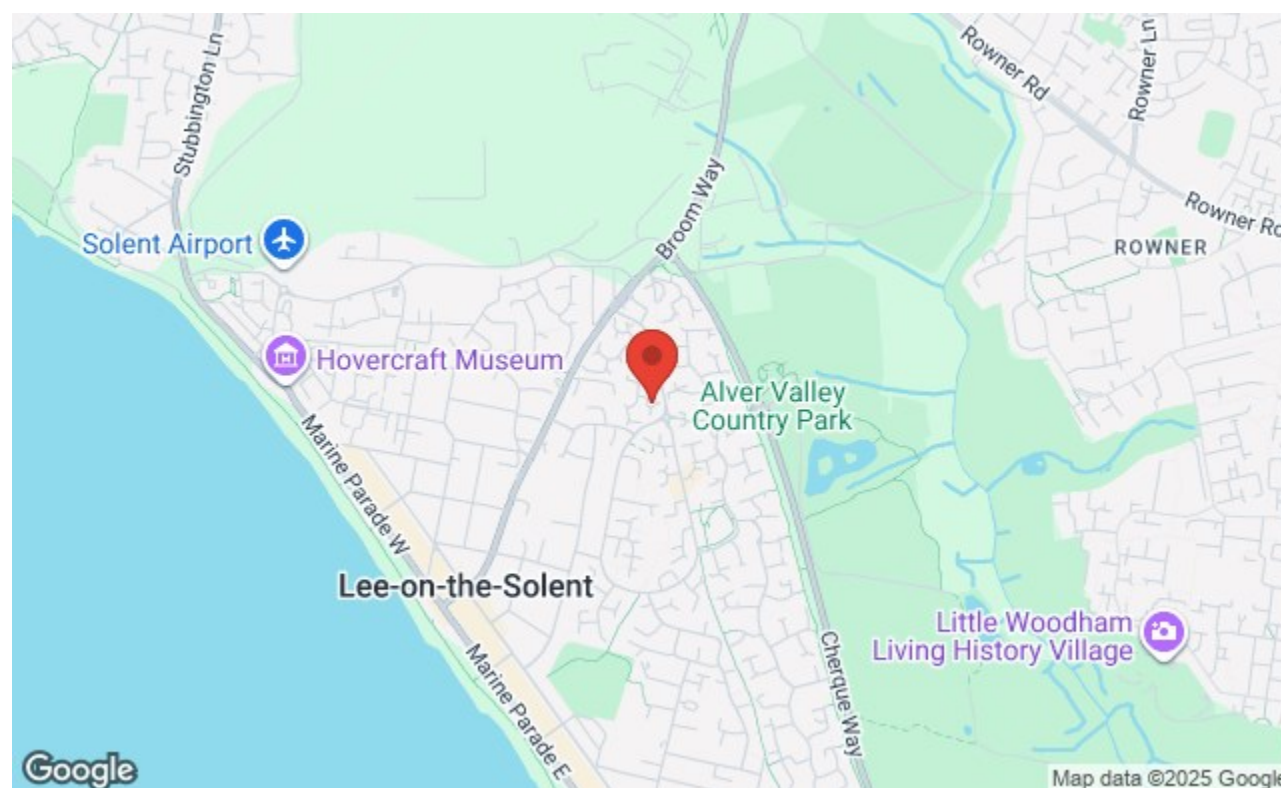


Sparrow Court, Lee-on-the-Solent, PO13

Approximate Area = 932 sq ft / 86.5 sq m
Garage = 42 sq ft / 3.9 sq m
Total = 974 sq ft / 90.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1365121



£1,750 Per Calendar Month

Sparrow Court, Lee-On-The-Solent PO13 8LL

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ THREE DOUBLE BEDROOMS
- ❖ MODERN KITCHEN
- ❖ EN-SUITE SHOWER ROOM
- ❖ FAMILY BATHROOM
- ❖ ADDITIONAL STUDY
- ❖ DRIVEWAY AND GARAGE
- ❖ SPACIOUS REAR GARDEN
- ❖ LOUNGE THROUGH TO DINER
- ❖ SOUGHT AFTER LOCATION

Located in a quiet cul-de-sac in the sought-after coastal town of Lee-on-the-Solent, this well-presented three-bedroom detached home is now available to let. Offering generous living space both inside and out, this property is ideal for families or professionals looking for a peaceful yet convenient location.

The property features three double bedrooms, including a master with a modern en-suite shower room, and a well-appointed family bathroom located on the first floor. Downstairs, there is a bright and welcoming lounge, leading to a dining room perfect for entertaining, and a

modern kitchen with ample storage and workspace. A dedicated study provides an ideal space for home working or use as a hobby room.

Outside, the property benefits from a private rear garden, a driveway offering off-road parking, and a garage for additional storage.

Situated within easy reach of local schools, shops, transport links, and the seafront, this home combines practicality with a desirable location.

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



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.

LIVING ROOM

14'6 x 10'11 (4.42m x 3.33m)

STUDY

11'1 x 8'6 (3.38m x 2.59m)

DINER

11'1 x 8'2 (3.38m x 2.49m)

KITCHEN

11'5 x 8'3 (3.48m x 2.51m)

BATHROOM

8'2 x 5'10 (2.49m x 1.78m)

BEDROOM ONE

14'5 x 10'4 (4.39m x 3.15m)

EN-SUITE SHOWER ROOM

8'2 x 3 (2.49m x 0.91m)

BEDROOM TWO

11'1 x 8'2 (3.38m x 2.49m)

BEDROOM THREE

8'5 x 8'4 (2.57m x 2.54m)

GARAGE

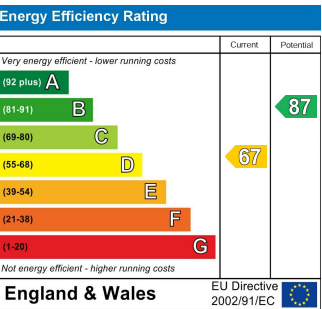
8'3 x 5'1 (2.51m x 1.55m)

COUNCIL TAX BAND

This property falls under Gosport Borough Council and is band D

ENERGY PERFORMANCE RATING

This property has an energy rating of D



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