

£1,300 Per Calendar Month

Marine Parade East, Lee-On-The-Solent PO13 9LA



HIGHLIGHTS

- ❖ AVAILABLE MID NOVEMBER
- ❖ FURNISHED OPTIONAL
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEA VIEWS
- ❖ GARAGE WITH POWER
- ❖ ALLOCATED PARKING SPACE
- ❖ WELL MAINTAINED BLOCK
- ❖ CUT THROUGH TO HIGH STREET
- ❖ TOP FLOOR
- ❖ KITCHEN WITH BREAKFAST BAR

Beautifully presented top floor apartment located right on the sought-after Lee-on-the-Solent seafront. Boasting breathtaking sea views, this spacious home offers a perfect blend of comfort, convenience, and coastal charm.

Inside, the property features two double bedrooms, a well-appointed kitchen/breakfast room, and a bright and airy lounge/diner with a door opening onto a private balcony; the ideal spot to relax and take in the ever-changing views across the Solent.

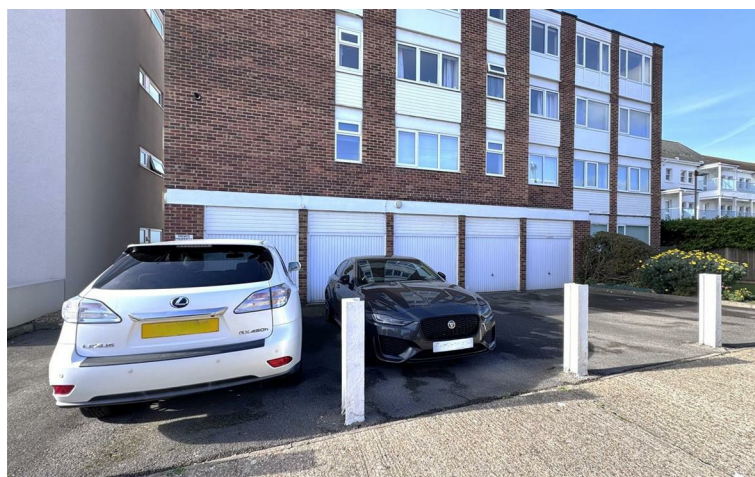
The apartment also benefits from a bathroom, built-in storage, and a well-maintained communal entrance.

Externally, there is the added advantage of a garage with power (large enough for a car) and an allocated parking space, providing excellent parking and storage options.

Situated just moments from the beach, local shops, cafés, and transport links, this apartment offers an enviable lifestyle in one of the South Coast's most desirable seaside locations.

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





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PROPERTY INFORMATION

LOUNGE/DINER
17'8" x 9'10" (5.40 x 3.02)

KITCHEN/BREAKFAST ROOM
13'1" x 7'0" (4 x 2.14)

BEDROOM ONE
15'7" x 9'6" (4.77 x 2.92)

BEDROOM TWO
15'8" x 7'5" (4.78 x 2.27)

BATHROOM
7'4" x 5'6" (2.25 x 1.68)

BALCONY

GARAGE
The property has a garage with power which is large enough for one car

ALLOCATED PARKING
The property has one allocated parking space at the rear of the block

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.

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

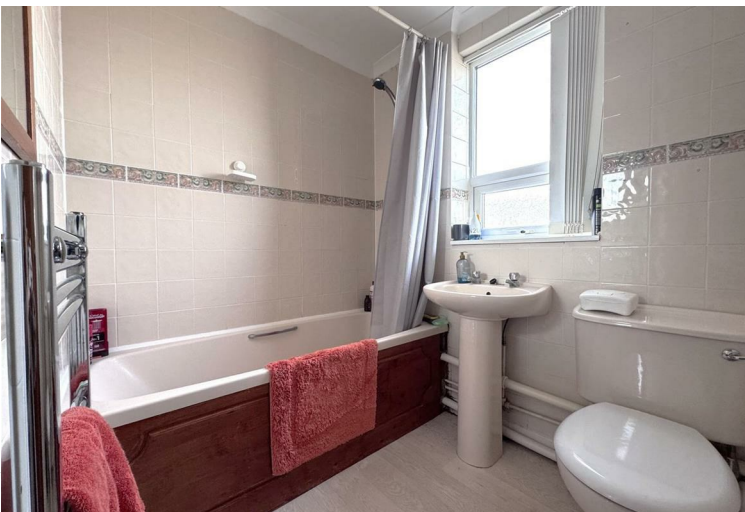
(or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

EPC RATING

COUNCIL TAX

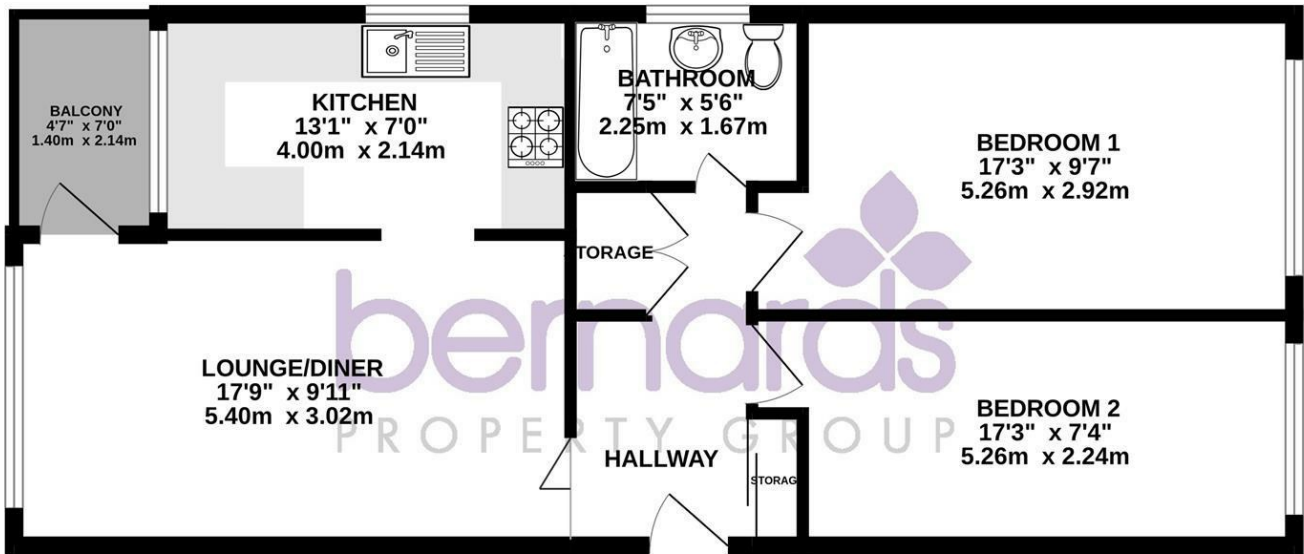
This property is under Gosport Borough Council and is band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

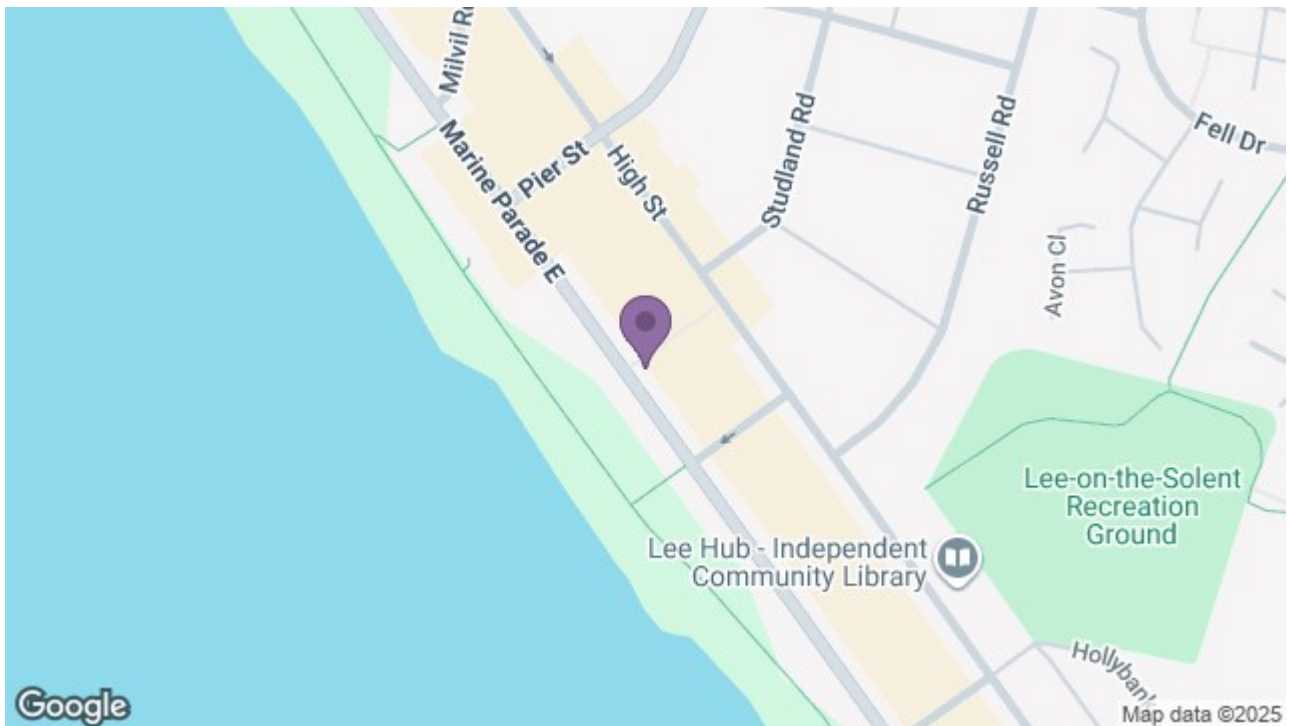


GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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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