

£1,100 Per Calendar Month

High Street, Lee-On-The-Solent
PO13 9DA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ DESIRABLE LOCATION
- ❖ ONE ROAD FROM THE SEAFRONT
- ❖ SPACIOUS KITCHEN/LOUNGE
- ❖ BATHROOM WITH OVERHEAD SHOWER
- ❖ ELECTRIC HEATING
- ❖ MODERN THROUGHOUT
- ❖ SPLIT LEVEL
- VIEWING RECOMMENDED

MORE PHOTOS COMING SOON

Spacious Two Bedroom Maisonette in the Heart of Lee-on-the-Solent, located on the High Street, just one road back from the Seafront, with Allocated Parking.

This charming first-floor maisonette offers a comfortable and practical layout ideal for modern living. On the ground floor, you'll find a well-presented bathroom complete with a bath and overhead shower, along with a bright open-plan lounge/kitchen that creates a welcoming space for relaxing and entertaining. Upstairs, the property features two generously sized double bedrooms, providing plenty of room for restful, private living. To the rear, a communal car park offers convenient off-street parking, with one allocated space included for your exclusive use. Perfectly arranged and perfectly located, it's an excellent home for couples,

professionals, or small families seeking comfort in the heart of Lee-on-the-Solent.

Enjoy the very best of coastal living in this spacious two-bedroom maisonette set right on Lee-on-the-Solent High Street, available to let from late December. Step outside your door to a vibrant mix of independent shops, cafés, boutiques, a florist, and everyday conveniences, all just moments away. The seafront is a short stroll, offering beautiful beach walks, green spaces, the sailing club, splash park, and leisure facilities, perfect for relaxed weekends by the water. With friendly pubs, restaurants, great transport links, and a strong community feel, this is an ideal home for anyone looking to enjoy a lively yet laid-back coastal lifestyle—all from the convenience of a High Street address.

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:

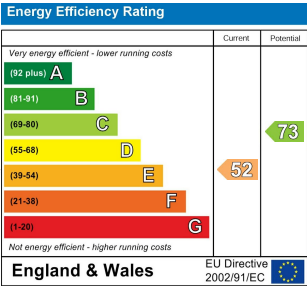
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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;

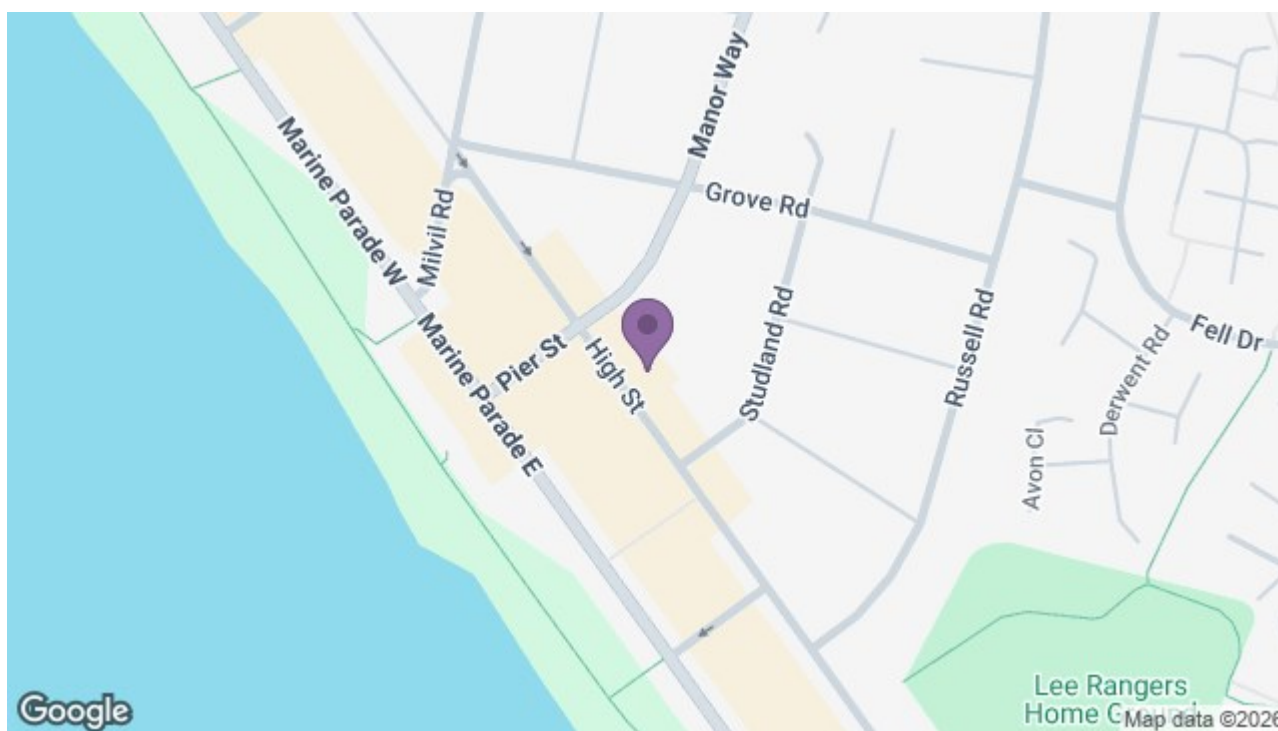
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy 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.

Lounge/Kitchen/Diner:
16'07 x 14'07
Bedroom One: 16'00 x 8'00 (into 16'07 - L Shaped)
Bedroom Two: 11'06 x 11'02 max
Bathroom: 8'10 x 7'06
Rear Access with Rear Allocated Parking:





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

