

£1,400 Per Calendar Month

Marine Parade West, Lee-On-The-Solent PO13 9JX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEA VIEWS
- ❖ BALCONY
- ❖ OPEN PLANNED
- ❖ FITTED KITCHEN
- ❖ UNDERGROUND SECURE PARKING
- ❖ BUILT IN STORAGE THROUGHOUT
- ❖ BATHROOM
- ❖ SOUGHT AFTER LOCATION

Stunning Two-Bed Seafront Apartment - Available Now

Enjoy sea views from your own private balcony with this bright and modern two-bedroom apartment.

Inside, the property offers a spacious open-plan kitchen and lounge, creating a warm, sociable living area filled with

natural light. Both bedrooms are generous double rooms, there is a spacious bathroom and the apartment benefits from excellent built-in storage throughout, ensuring a clutter-free space.

The property benefits from secure underground parking.

Enquire now to arrange a viewing.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsea.co.uk](http://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

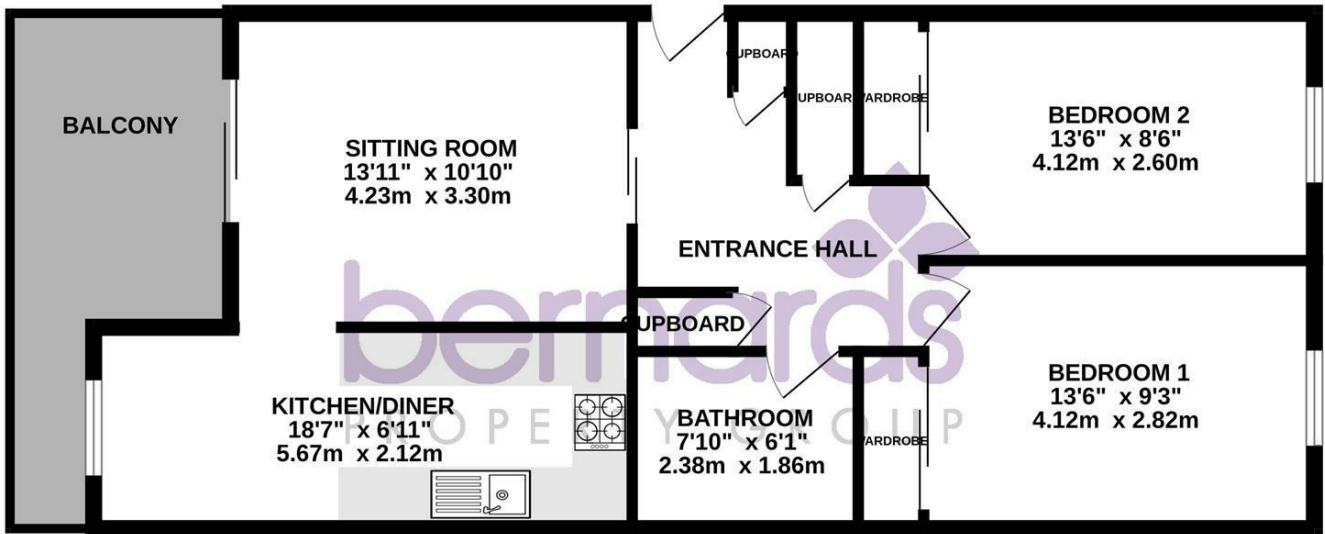
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



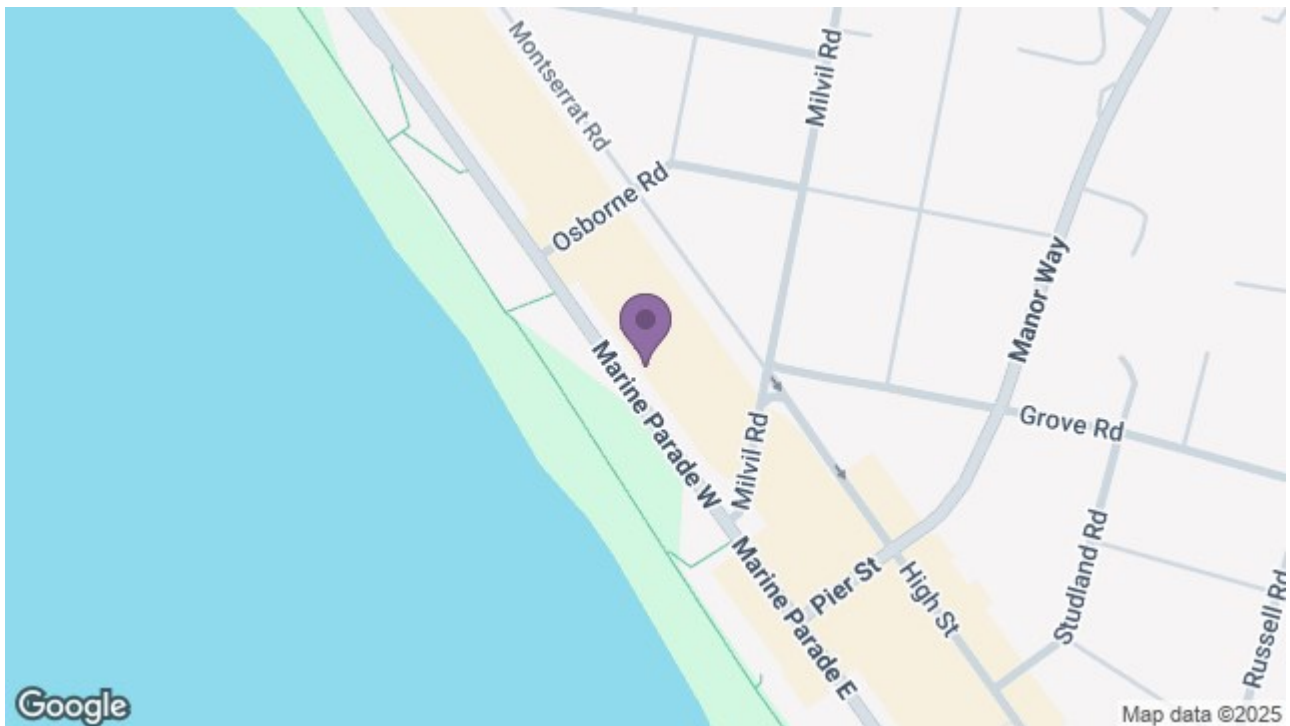
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636

