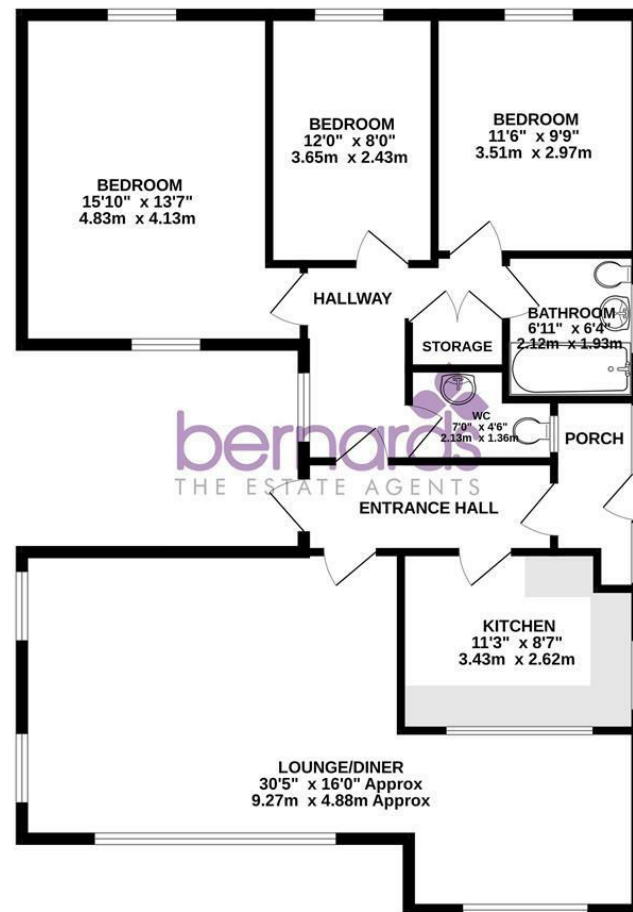
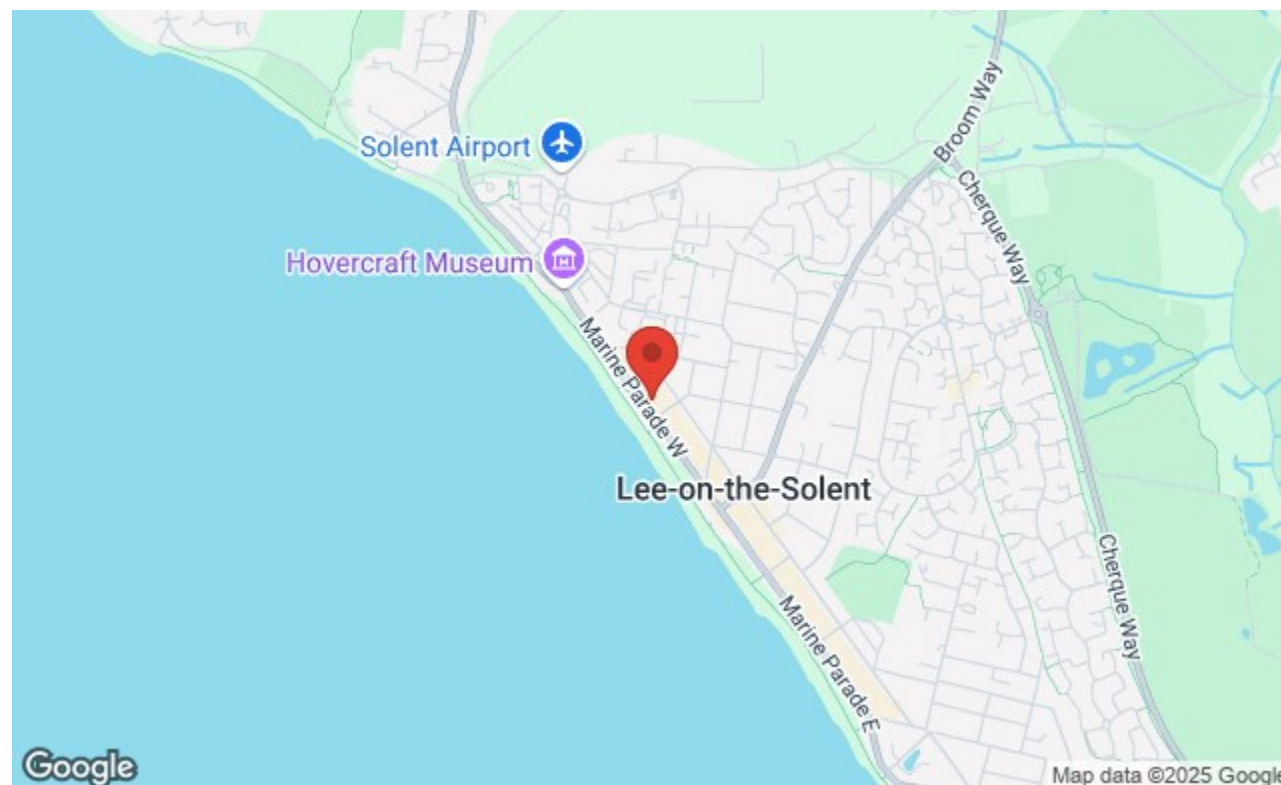


GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660



£1,900 PCM

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

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING SEA VIEWS
- ❖ GARAGE AND PARKING TO THE REAR
- ❖ WHITE GOODS INCLUDED
- ❖ AVAILABLE END OF MAY
- ❖ OPTION FOR FURNISHED / UNFURNISHED
- ❖ 3 DOUBLE BEDROOMS
- ❖ LOUNGE / DINER
- ❖ DETACHED BUNGALOW
- ❖ REAR GARDEN, FRONT GARDEN AND ADDITIONAL COURTYARD
- ❖ CLOSE TO TOWN CENTRE & LOCAL AMENITIES

Available end of May is this stunning three bedroom bungalow situated on Marine Parade West within a stones throw from Lee on Solent Sea Front offering a unique opportunity to embrace coastal living.

Upon entering, you are welcomed into a spacious open plan living and dining room that provides a warm and inviting atmosphere. The bungalow features three generously sized double bedrooms, ensuring ample space for family or guests. The main bathroom is well-appointed, complemented by built-in storage. The property benefits from having a family bathroom and an additional W/C for added convenience.

The property boasts a delightful garden and a separate courtyard. For those with vehicles, there is off-road parking available, along with a garage, providing secure storage and ease of access.

This bungalow offers the flexibility of being furnished or unfurnished, with white goods included for your convenience.

This property presents an exceptional opportunity to live in a serene coastal environment, with the charm of Lee-On-The-Solent right at your doorstep. Don't miss the chance to make this beautiful bungalow your new home.

Call today to arrange a viewing
02392 004660
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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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