

£2,300 Per Calendar Month

Montserrat Road, Lee-On-The-Solent  
PO13 9LT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- 5 BEDROOM DETACHED FAMILY HOME
- GARAGE WITH SPACE FOR 1 VEHICLE
- KITCHEN AND SEPERATE UTILITY ROOM
- 2 GENEROUSLY SIZED RECEPTION ROOMS
- 4 BATHROOMS
- BEING REDECORATED THROUGHOUT
- CLOSE TO BEACHFRONT, SCHOOLS AND LOCAL AMENITIES
- BALCONY WITH SEA GLIMPES
- 2,476 SQUARE FOOT SPANNING ACROSS 3 FLOORS
- LOCATED IN A QUIET RESIDENTIAL ROAD

Bernards are proud to present this spacious and well-appointed five-bedroom detached home on Montserrat Road, ideally situated in the heart of Lee-On-The-Solent. Offering 2,476 sq. ft. of living space across three floors, this property is perfectly suited for families looking for room to grow in a desirable coastal location.

The property is currently undergoing full redecoration, ready for new tenants to move in. Inside, you'll find two generous reception rooms—ideal for both everyday living and entertaining—as well as a stylish, modern kitchen and a separate utility room for added convenience.

The home offers five good-sized bedrooms and four contemporary bathrooms, providing comfort,

privacy, and functionality for busy family life.

Externally, the property benefits from a private garage and driveway parking for two additional vehicles. Located just a short walk from the beach and local shops, schools, and transport links, it combines peaceful residential living with excellent access to amenities.

A rare opportunity to rent a beautiful, versatile family home in one of Lee-On-The-Solent's most sought-after roads.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## 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.

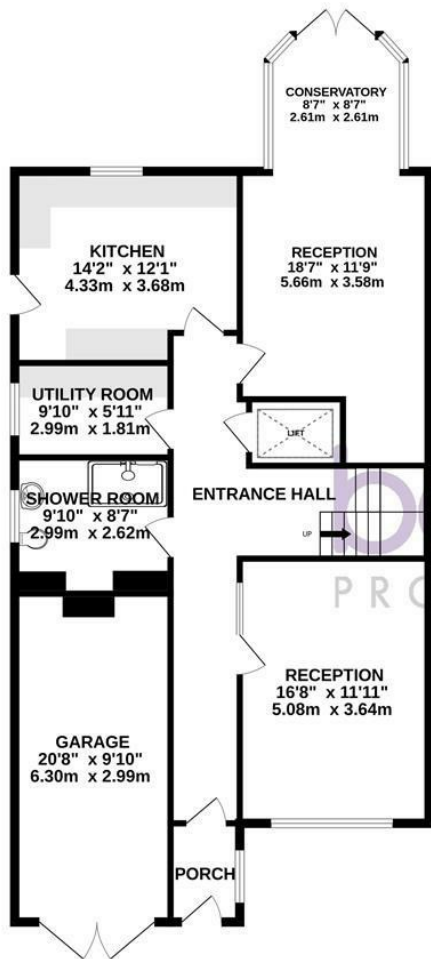


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

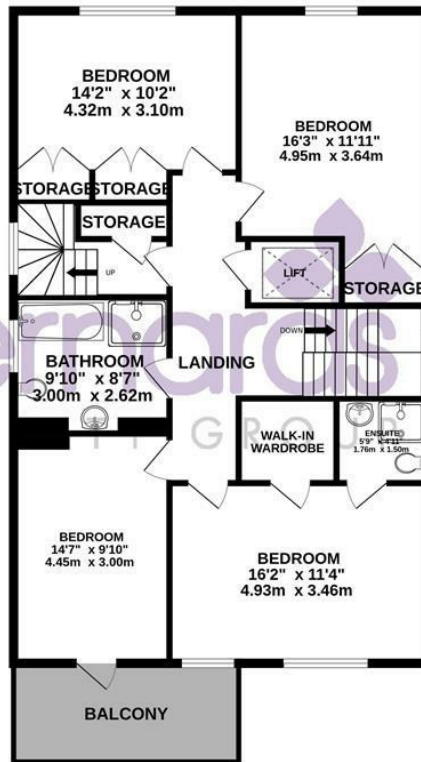




GROUND FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.

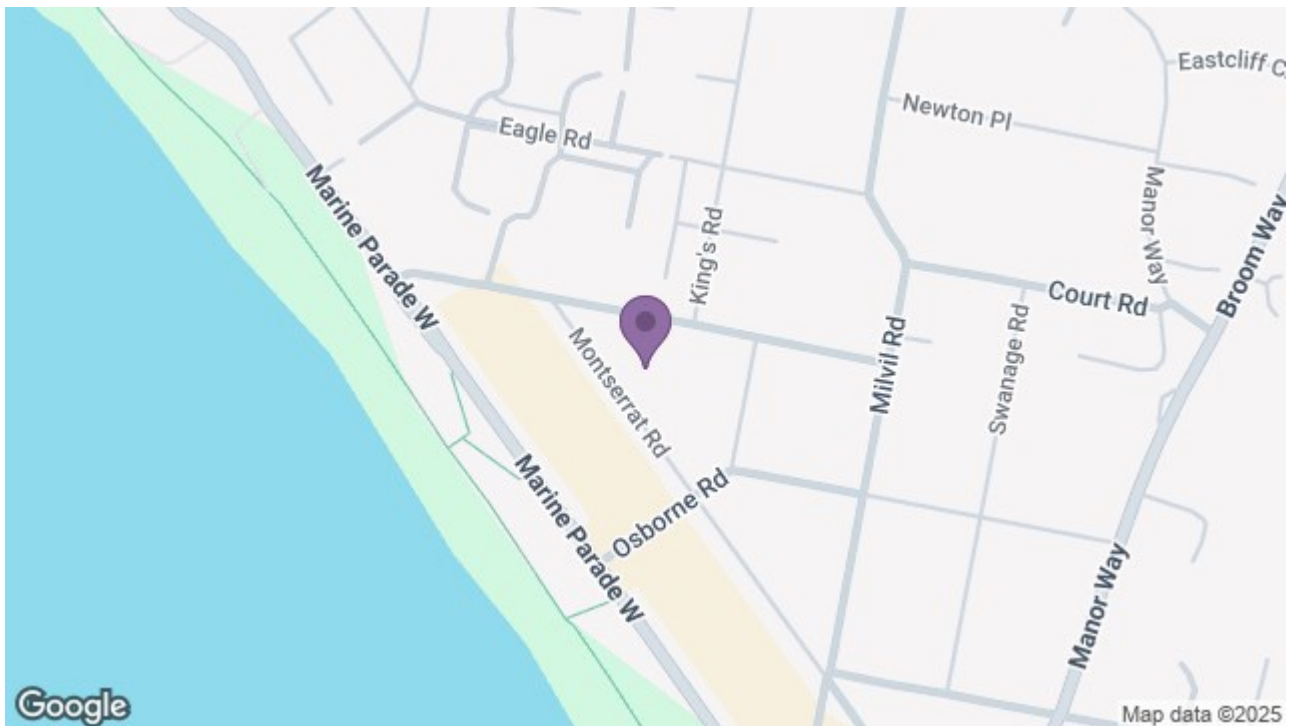


2ND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 2604 sq.ft. (241.9 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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