

£1,250 Per Month

Southwood Road, Hayling Island
PO11 9QH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ DIRECT BEACH ACCESS
- ❖ ALLOCATED PARKING
- ❖ SPACIOUS THROUGHOUT
- ❖ MODERN BATHROOM & KITCHEN
- ❖ OPEN PLAN KITCHEN
- ❖ IMMACULATE CONDITION
- ❖ COMMUNAL GARDEN
- ❖ AVAILABLE NOW
- ❖ GROUND FLOOR

Nestled on Southwood Road in the charming Hayling Island, this delightful ground floor apartment offers a perfect blend of comfort and coastal living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat by the sea.

As you enter, you will be greeted by a bright and airy reception room that invites natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed to maximise space and functionality, making it a perfect setting for both relaxation and entertaining.

The apartment features a well-appointed bathroom, ensuring convenience for all

residents. One of the standout features of this property is the communal garden, which provides direct access to the beach. Imagine enjoying leisurely strolls along the shore or basking in the sun, all just steps from your front door.

Additionally, the property comes with allocated parking, a valuable asset in this desirable location. Living on Hayling Island means you can enjoy a vibrant community with local shops, cafes, and recreational activities, all while being surrounded by the stunning natural beauty of the coastline.

Don't miss the chance to make this delightful apartment your new property.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

Right to Rent Checks

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 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 e.g. 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;

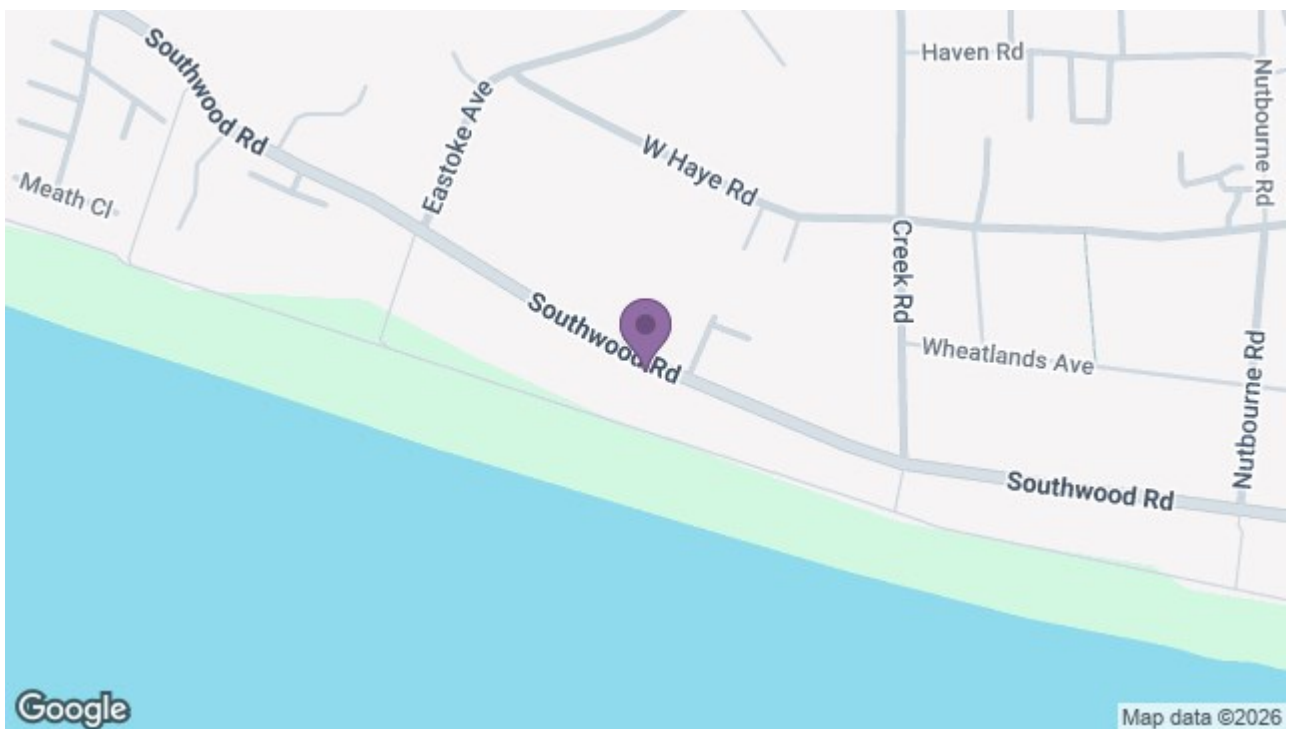
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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