

£1,400 Per Calendar Month

57 Marine Parade West, Lee-On-The-Solent PO13 9NR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ AVAILABLE NOW
- ◆ FURNISHED OR UNFURNISHED
- ◆ THREE BEDROOMS
- ◆ BRAND NEW SHOWER ROOM
- ◆ BALCONY WITH SEA VIEWS
- ◆ GARAGE
- ◆ BUILT IN STORAGE THROUGHOUT
- ◆ ALLOCATED PARKING SPACE
- ◆ SPLIT OVER TWO FLOORS
- ◆ KITCHEN WITH BREAKFAST AREA

**\*AVAILABLE WITH NO DEPOSIT\*** Situated in a prime seafront position in Lee-on-the-Solent, this beautifully presented three bedroom maisonette offers spacious and versatile accommodation arranged over two floors, with the added benefit of stunning sea views and a private balcony.

Accessed via its own private entrance on the ground floor, the property opens into a well-maintained and modern home that has been thoughtfully updated throughout. The first floor comprises a generous lounge/diner, perfectly positioned to enjoy the coastal outlook, with doors leading onto a balcony overlooking the seafront. There is also a well-appointed kitchen/breakfast room, offering ample worktop and storage space.

The second floor provides three bedrooms along with a modern shower room, with built-in storage found throughout the property to maximise practicality and organisation.

Further benefits include a garage and an allocated parking space.

Offered furnished or unfurnished, this fantastic home provides an excellent opportunity to enjoy spacious coastal living in one of Lee-on-the-Solent's most sought-after locations, just moments from the beach, promenade, and local amenities.

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.

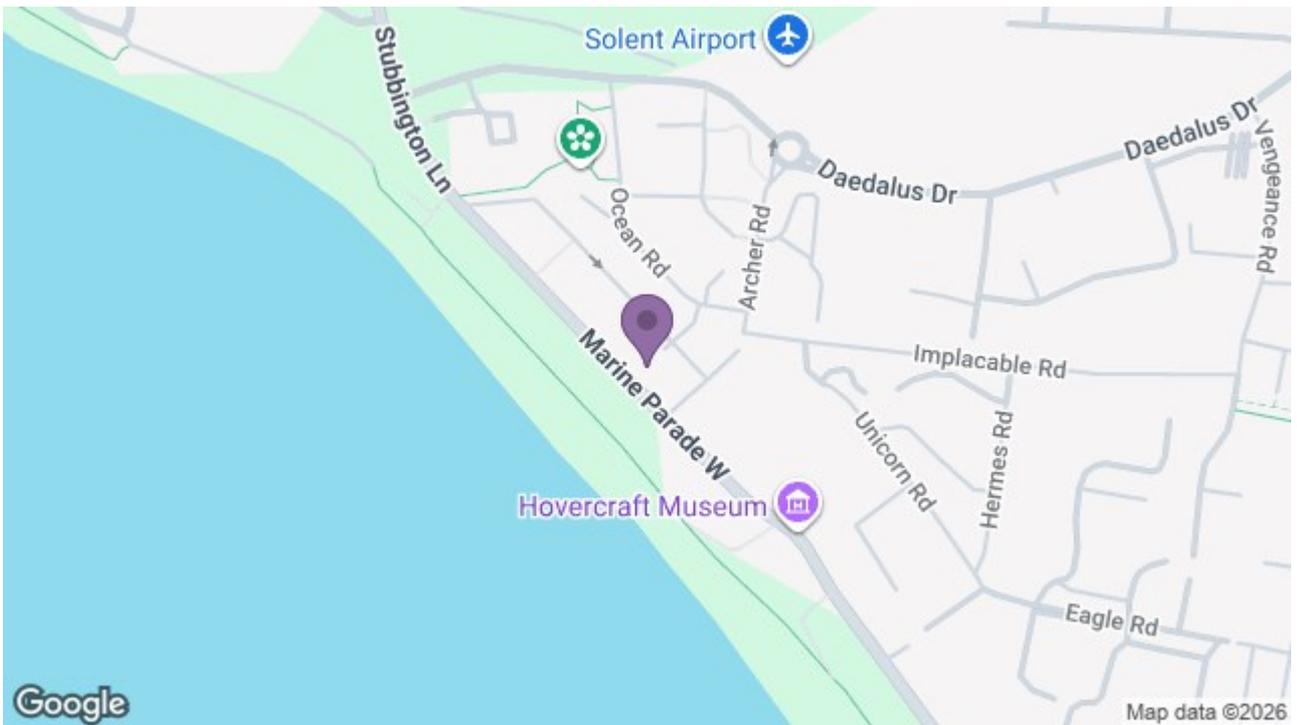
## Flatfair Deposit Disclaimer

This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of 28% of the rent VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at [flatfair.co.uk](http://flatfair.co.uk).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(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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