

£1,300 PCM

Marine Parade East, Lee-On-The-Solent PO13 9LA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ SEA VIEWS & BALCONY
- ❖ THIRD FLOOR
- ❖ GARAGE & ALLOCATED PARKING
- ❖ INTEGRATED WHITE GOODS
- ❖ TWO DOUBLE BEDROOMS
- ❖ REFURBISHED THROUGHOUT
- ❖ MODERN FITTED KITCHEN
- ❖ FRENCH DOORS TO BALCONY
- ❖ SPACIOUS LOUNGE

Enjoy stunning sea views from the lounge and kitchen in this beautifully refurbished third-floor apartment, perfectly positioned on the sought-after Lee-on-the-Solent seafront.

Offering a stylish interior, modern comforts, and unbeatable coastal convenience, the apartment features two spacious double bedrooms, a modern fitted kitchen (with integrated appliances; oven, hob, dishwasher, washer/dryer & fridge-freezer) with sleek units and a breakfast bar overlooking the water, a generous lounge with impressive sea views, two large double storage cupboards, and a contemporary bathroom—all finished to a high standard throughout, allowing you to move straight in and enjoy.

The property sits in a well-maintained block with a welcoming, cared-for feel, and comes with the added benefit of a garage located at the rear of the building, as well as an allocated parking space for your convenience.

Just a short stroll from the doorstep brings you to the vibrant seafront, home to popular restaurants, cosy cafés, an arcade, a splash park, and stunning stretches of coastline to enjoy year-round.

Beautifully presented, superbly located, and offering everything you need for effortless coastal living, this standout apartment is a rare opportunity not to be missed.

Call today to arrange a viewing
02392 553 636
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.

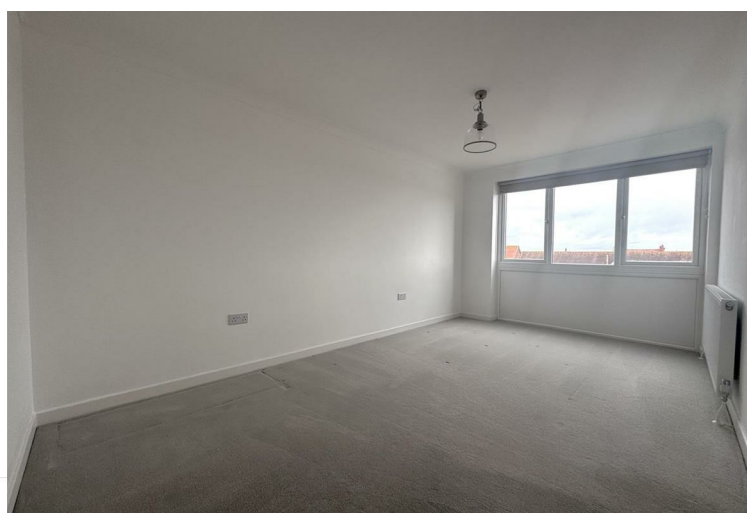
COUNCIL TAX

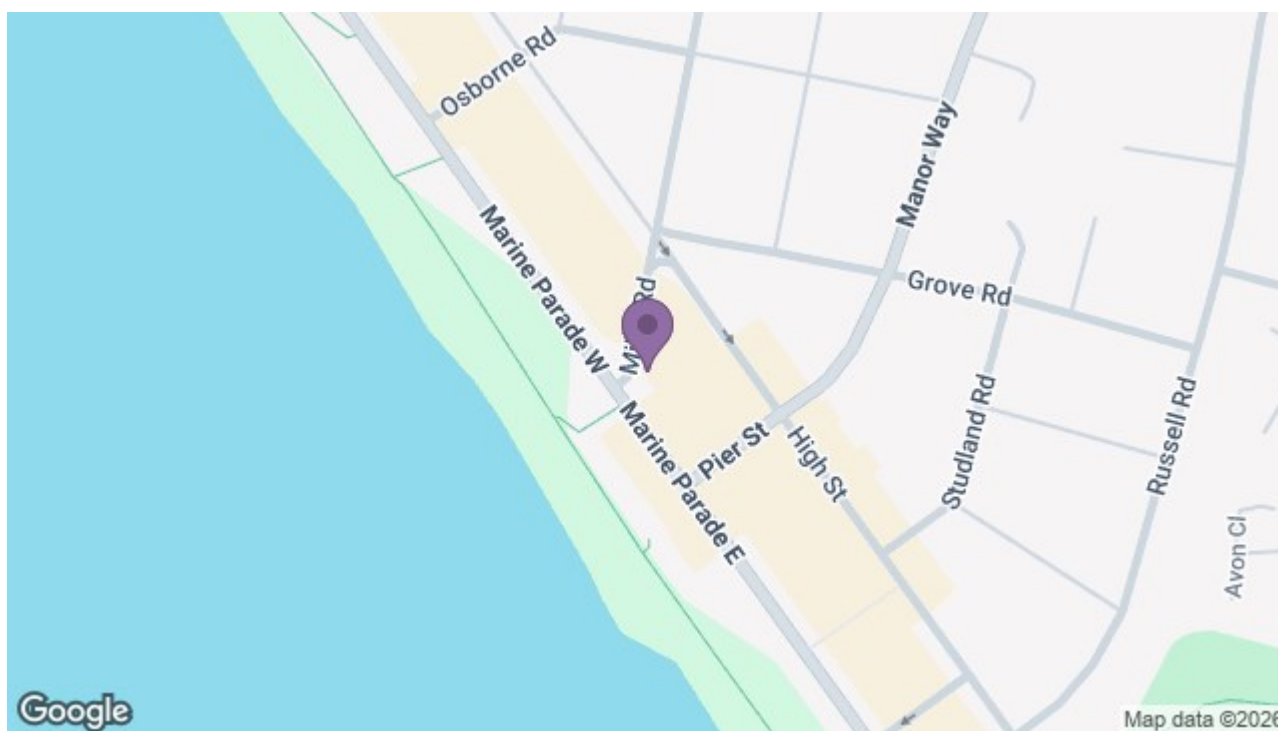
This property is under Gosport Borough Council and is band D.

EPC RATING

This property has an energy performance rating of a D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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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