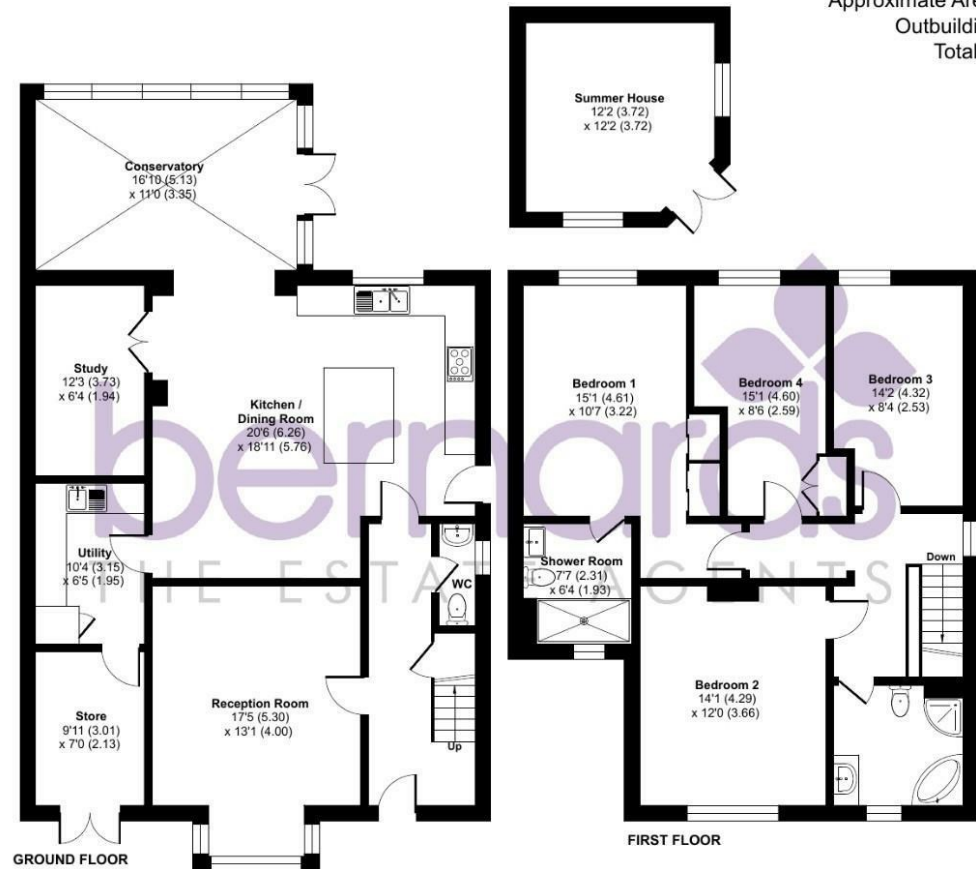




St. Leonards Avenue, Hayling Island, PO11

Approximate Area = 2035 sq ft / 189 sq m
Outbuilding = 143 sq ft / 13.2 sq m
Total = 2178 sq ft / 202.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410544



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



£2,500 Per Month

St. Leonards Avenue, Hayling Island PO11 9BN



HIGHLIGHTS

- FOUR BEDROOM
- DETACHED
- RECEPTION ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- STUDY
- LARGE GARDEN
- JUNE MOVE IN
- OFF ROAD PARKING
- GARDENER INCLUDED IN LET

Located on the sought-after St Leonards Avenue in Hayling Island, this spacious four-bedroom detached property offers well-proportioned accommodation throughout, making it an ideal family home.

The ground floor comprises two reception rooms, providing flexible living space, along with a generous kitchen/dining room, conservatory, utility room and downstairs WC. Upstairs, there are four good-sized bedrooms, including a principal bedroom with air conditioning and

an en-suite shower room, as well as a family bathroom.

Outside, the property benefits from a private garden, perfect for enjoying the warmer months, and ample off-road parking for multiple vehicles. For added convenience, a gardener will be included within the tenancy to assist with the maintenance of the grounds.

Conveniently situated close to local amenities, schools and Hayling Island's seafront, this property offers comfortable family living in a desirable location.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENANT FEES 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);

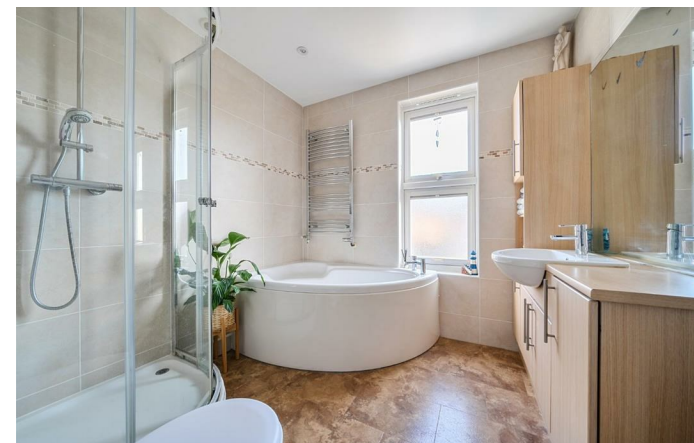
· Reasonable costs for replacement of lost keys or other security devices;

· 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	81
EU Directive 2002/91/EC	
England & Wales	



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