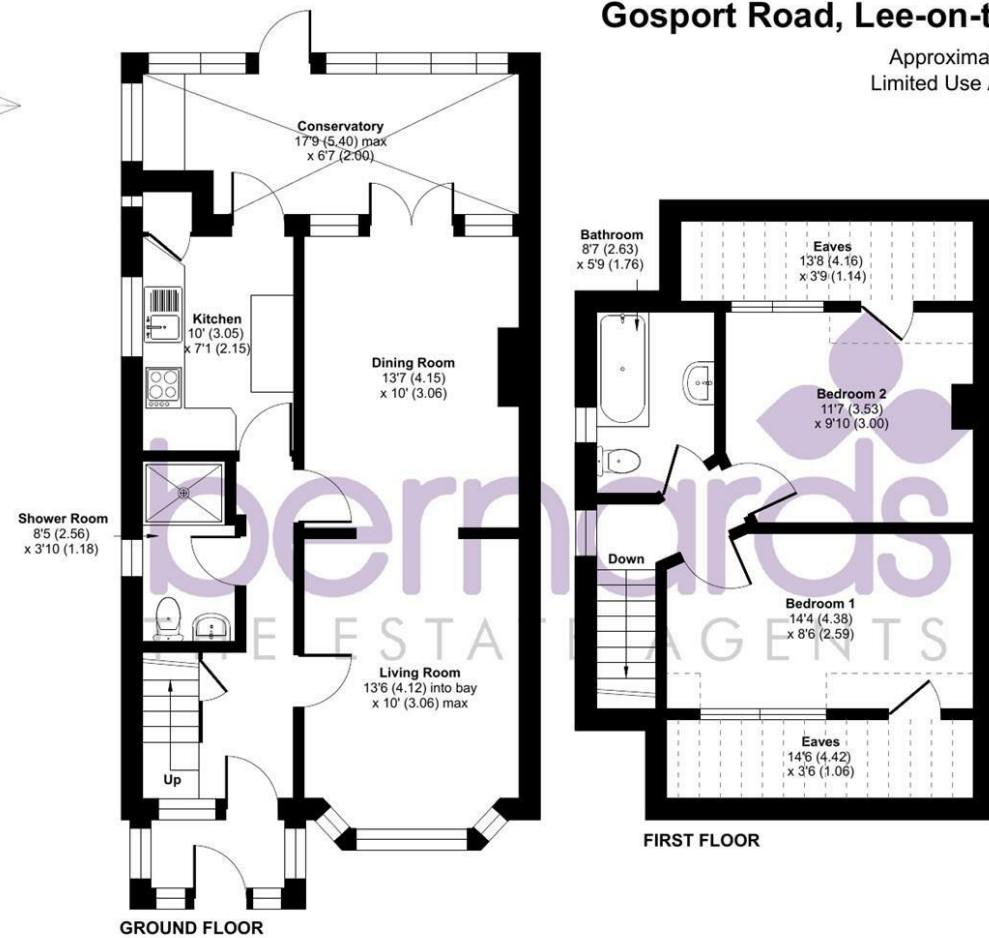




Gosport Road, Lee-on-the-Solent, PO13

Approximate Area = 931 sq ft / 86.4 sq m
Limited Use Area(s) = 142 sq ft / 13.1 sq m
Total = 1073 sq ft / 99.5 sq m
For identification only - Not to scale

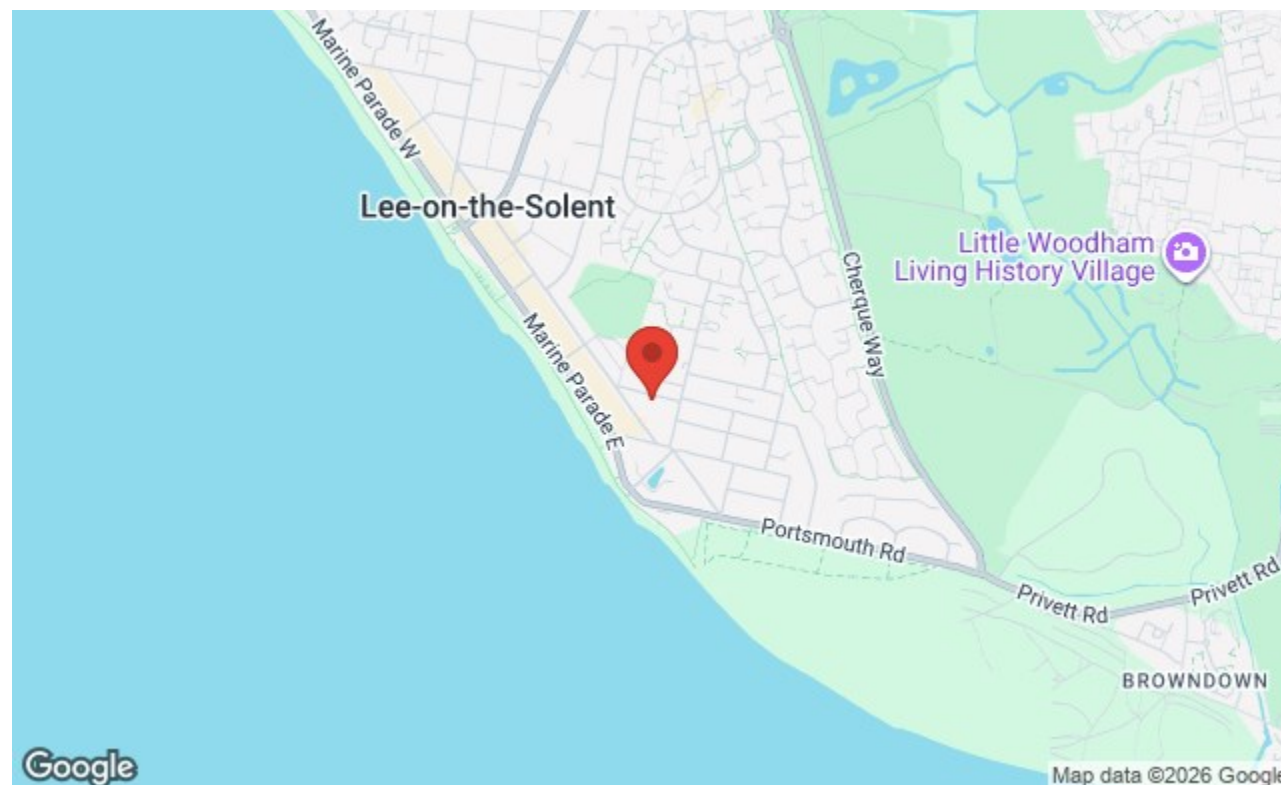
Denotes restricted
head height



GROUND FLOOR

FIRST FLOOR

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: 1499096



£1,550 Per Calendar Month

Gosport Road, Lee-On-The-Solent PO13 9DP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ FULLY REFURBISHED
- ❖ TWO RECEPTION ROOMS
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ CONSERVATORY
- ❖ REAR GARDEN WITH OUTHOUSE
- ❖ DRIVEWAY PARKING
- ❖ SIDE AND REAR ACCESS

FULLY REFURBISHED *DRIVEWAY*
OUTHOUSE

This beautifully renovated two-bedroom semi-detached home has been finished to a high standard throughout and offers spacious, versatile accommodation, making it an ideal home for professionals, couples or small families.

The property welcomes you with a useful entrance porch leading to the hallway, into a bright and inviting lounge. A separate reception room provides additional living space, perfect as a dining room, home office or family room. The modern kitchen offers ample storage and workspace and flows into a delightful conservatory overlooking the garden.

The ground floor also benefits from a contemporary shower room, while upstairs

there are two well-proportioned bedrooms and a stylish family bathroom.

Outside, the generous rear garden features both patio areas for outdoor entertaining and a lawn, along with convenient side and rear access. An impressive outhouse with power provides excellent storage or the potential for a workshop or home office.

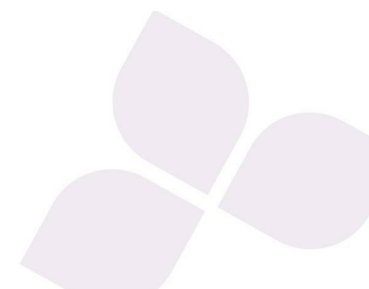
Further benefits include a private driveway providing off-road parking.

Situated on Gosport Road, this exceptional home combines modern living with practical features and is ready for new tenants to move straight in. Early viewing is highly recommended.

Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk



PROPERTY INFORMATION

TENANT FEES

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);

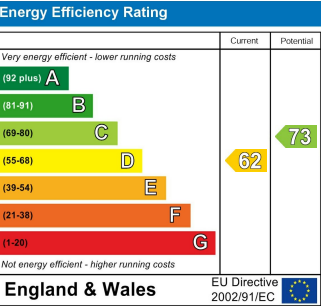
- Reasonable costs for replacement of lost keys or other security devices;

- 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.



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