

£1,350 Per Calendar Month

60 Marine Parade West, Lee-On-The-Solent PO13 9YP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE APRIL
- ❖ TWO DOUBLE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ KITCHEN
- ❖ ENSUITE BATHROOM
- ❖ BALCONY
- ❖ ALLOCATED PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ FULLY FURNISHED
- ❖ MAIN SHOWER ROOM

A well-presented ground floor flat to let from April, ideally located along the sought-after Lee-on-the-Solent seafront.

The property offers two double bedrooms, including a master bedroom with en-suite bathroom, along with a modern main shower room. The flat is fully furnished and finished to a high standard throughout.

Additional benefits include allocated parking, a private balcony, and an excellent position close to the seafront, local amenities, and transport links.

An ideal home for those seeking coastal living in a prime location.

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

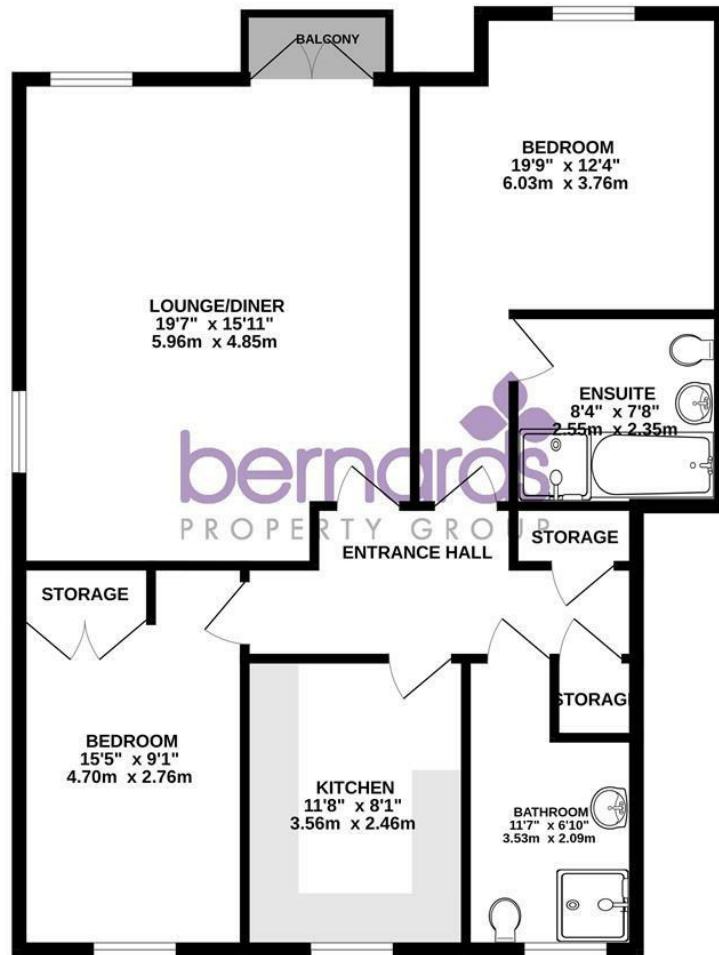
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

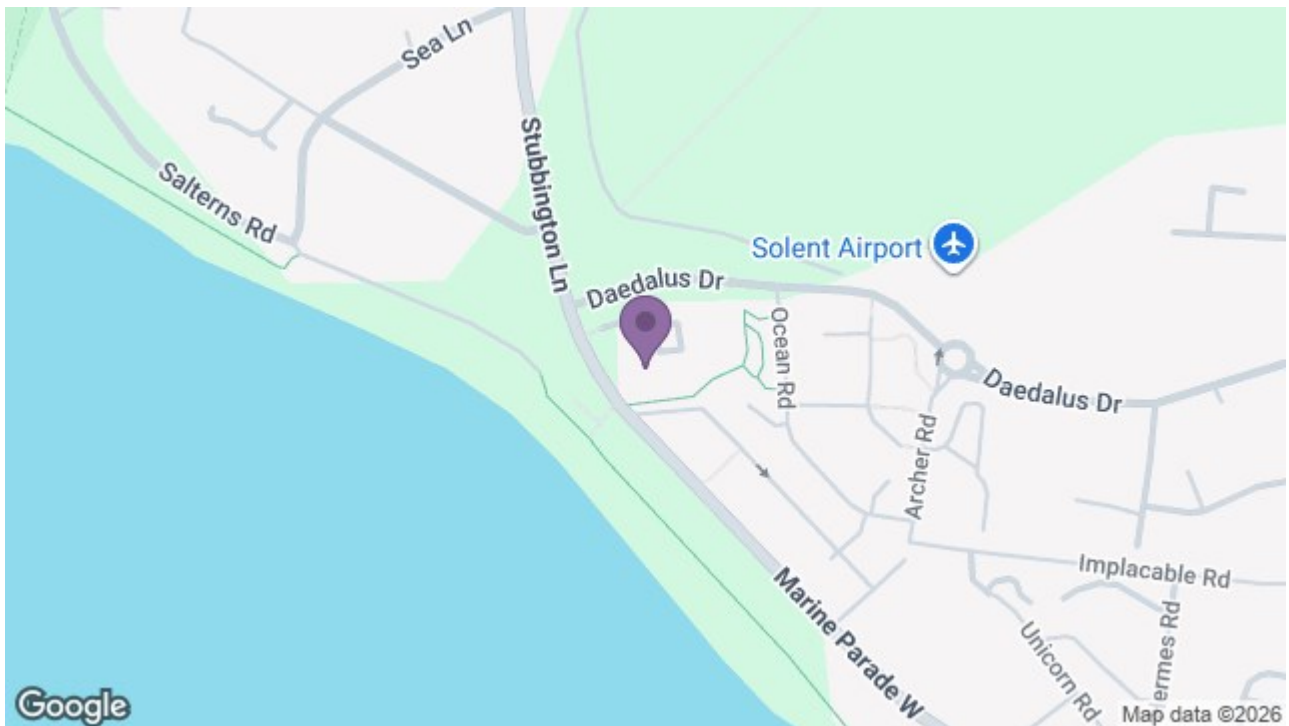


GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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