

£2,000

Swordfish Close, Lee-On-The-Solent  
PO13 9FJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE MARCH
- ❖ TWO DOUBLE BEDROOMS
- ❖ MAIN BATHROOM
- ❖ EN-SUITE SHOWER ROOM
- ❖ DIRECT SEA VIEWS
- ❖ SOUGHT AFTER LOCATION
- ❖ GATED RESIDENTIAL ROAD
- ❖ PRIVATE GARDEN
- ❖ INTEGRATED APPLIANCES
- ❖ TWO ALLOCATED PARKING SPACES

Situated on the highly sought-after Hill Head seafront, this exceptional ground floor two-bedroom apartment offers uninterrupted sea views and an enviable coastal lifestyle. The property enjoys direct access to a private garden via French doors, with the sea wall just beyond, providing clear and stunning views across the Solent.

The apartment features two generous double bedrooms, with the principal bedroom benefiting from fitted double wardrobes and a modern en-suite shower room. A well-appointed main bathroom serves the second bedroom and guests. The contemporary kitchen is thoughtfully designed with an island unit and a full range of integrated appliances. The separate lounge

benefits from French doors opening directly onto the garden, offering beautiful sea views beyond the sea wall. The hallway includes a large double storage cupboard, offering excellent practicality.

Additional benefits include a secure video intercom system, two allocated parking spaces, and access via a gated residential road, ensuring both convenience and peace of mind.

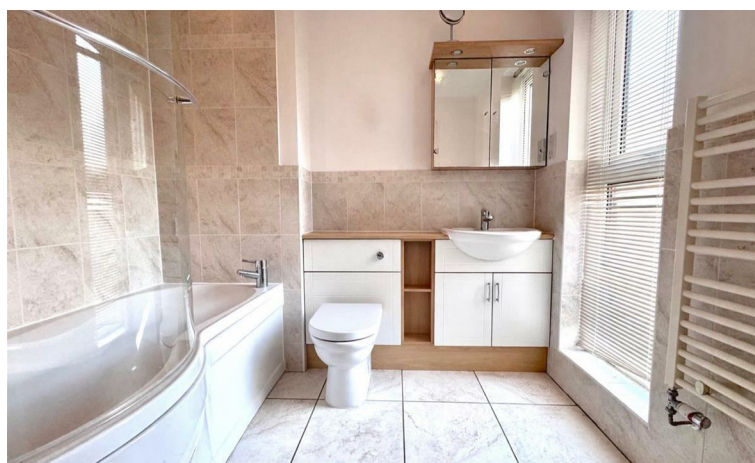
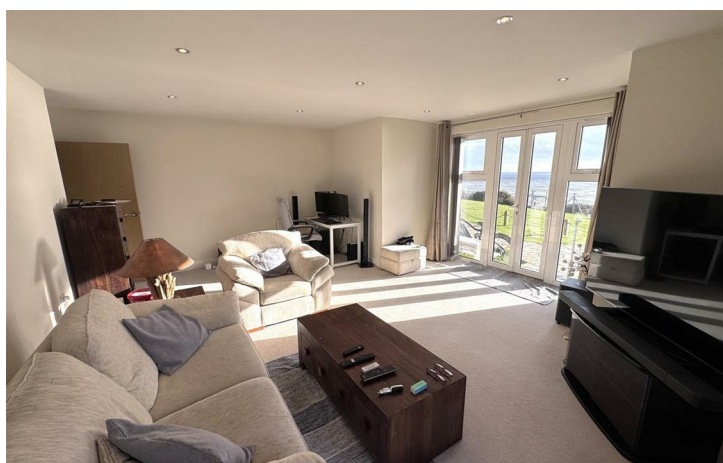
Set in one of the area's most desirable locations, this rare seafront apartment is ideal for those seeking coastal living without compromise.

Available from the beginning of March.

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.

## Energy Performance Rating

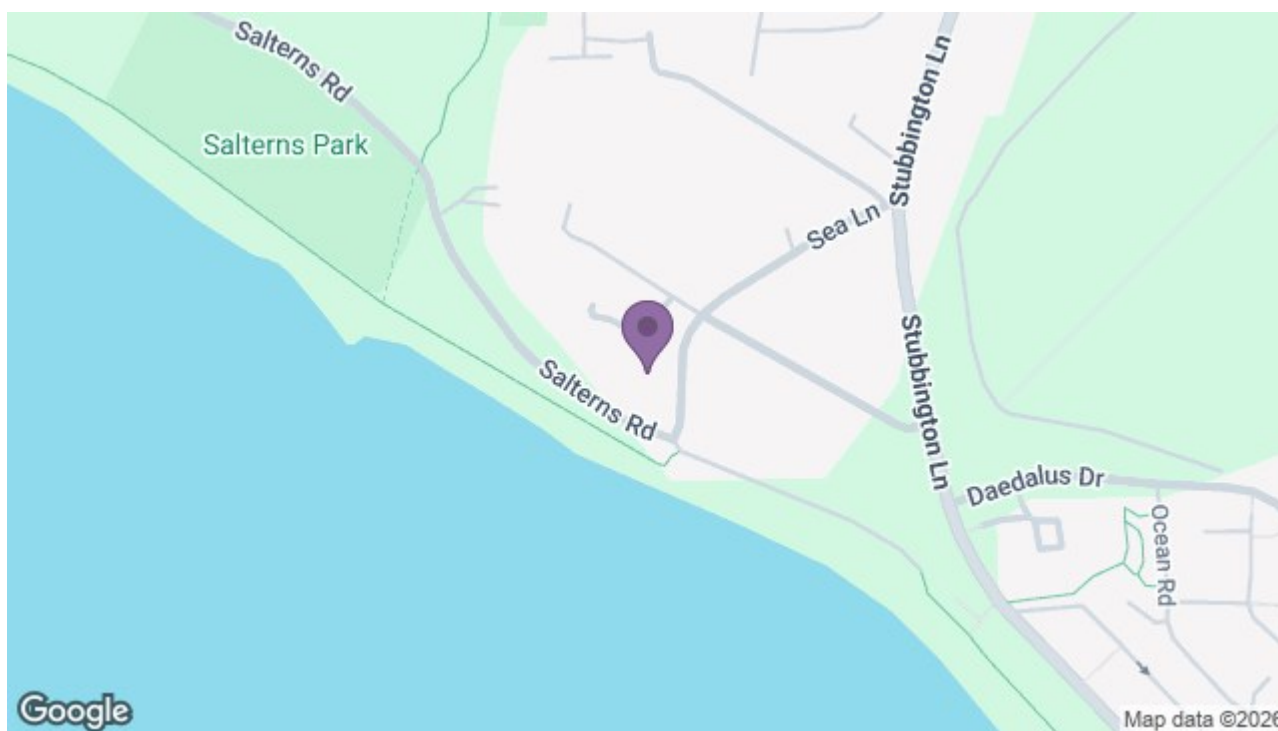
C

## Council Tax Band

F

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





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