

£2,100 Per Calendar Month

Nautilus Drive, Portsmouth PO6 4FF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM TOWNHOUSE
- ❖ GARAGE & AMPLE PARKING
- ❖ LOVELY REAR GARDEN
- ❖ UTILITY AREA
- ❖ MODERN KITCHEN DINER WITH BREAKFAST BAR
- ❖ THREE BATHROOMS
- ❖ AVAILABLE AUGUST
- ❖ IDEAL FAMILY HOME
- ❖ SHORT DISTANCE TO PORT SOLENT WITH BARS & RESTAURANTS
- ❖ EX NEW BUILD HOME

Nestled in the desirable residential area of Nautilus Drive, Portsmouth, this stunning three-bedroom townhouse offers a superb blend of modern living and everyday comfort. Built in 2018, this beautifully presented home spans approximately 1,259 square feet and has been finished to a high standard throughout — ideal for families or professionals alike.

Upon entering, you are welcomed into a bright and spacious hallway, which leads to a versatile ground floor bedroom and bathroom - as well as the added benefit of a separate utility room.

Leading upstairs, the heart of the home is the stylish kitchen diner, complete with a breakfast bar, ideal for casual meals or entertaining. On the first floor, you'll also find a bright and inviting lounge, enhanced by a Juliet balcony that allows natural light to flood the space and offers a pleasant outlook — an ideal setting for relaxing or hosting guests.

The third floor of the accommodation includes two well-proportioned bedrooms. The master bedroom enjoys elevated sea views, particularly noticeable during the summer months, adding a unique feature to this already impressive home. There are three modern bathrooms in total, including an en-suite to the master, ensuring comfort and convenience for all.

Externally, the property benefits from a landscaped rear garden, and two allocated parking spaces. A garage adds further practicality and storage.

Located close to Port Solent, Portchester shoreline, and within easy reach of local amenities, schools, and transport links, this home offers a great lifestyle opportunity in a well-connected yet scenic area of Portsmouth.

Early viewing is highly recommended to appreciate all that this fantastic home has to offer.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk





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PROPERTY INFORMATION

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

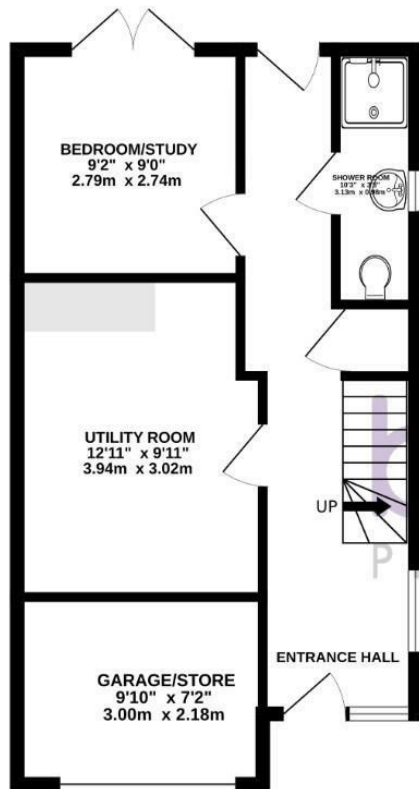
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

Council Tax Band E

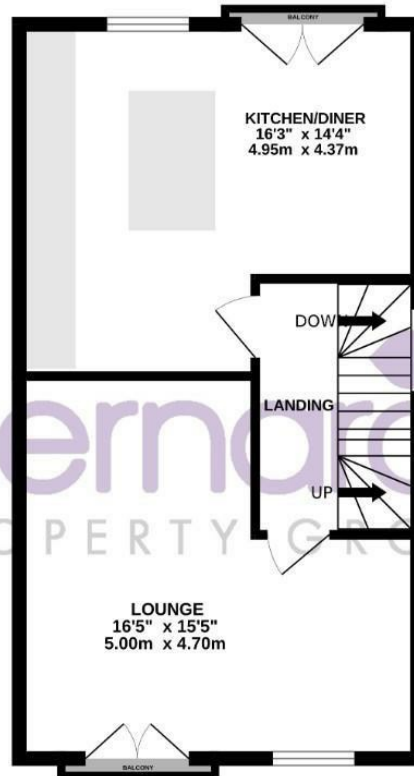
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	
EU Directive 2002/91/EC		



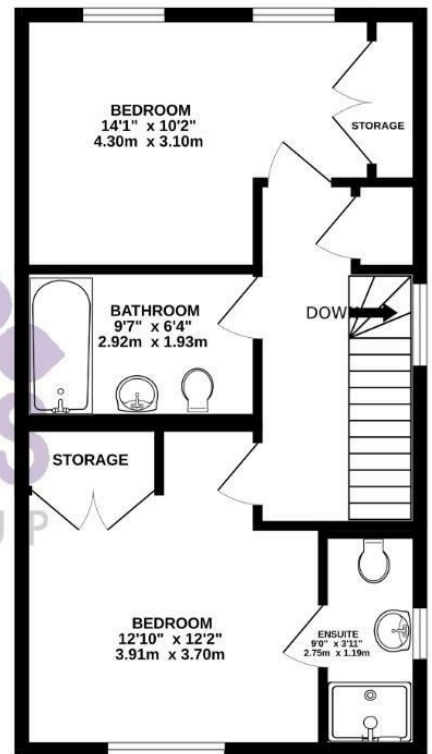
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.

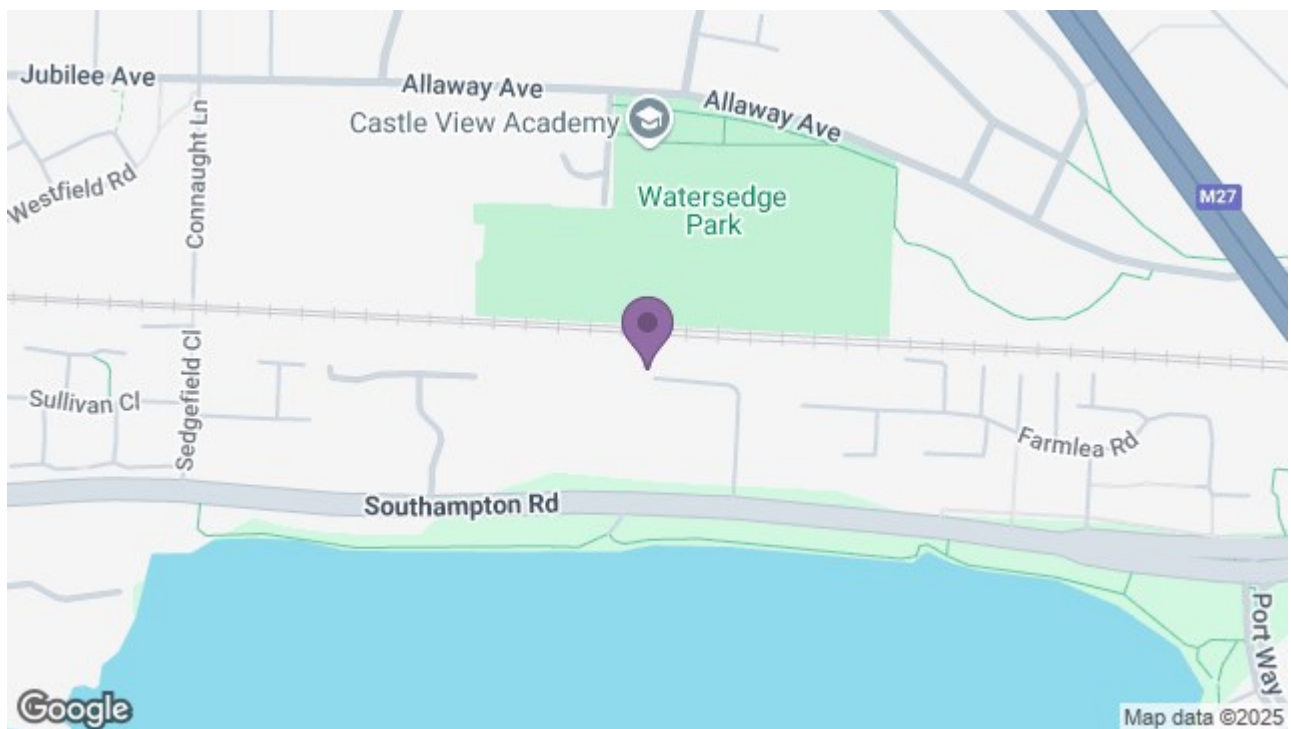


2ND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.5 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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