

£1,350 PCM

Warspite Close, Portsmouth PO2  
9NX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID-TERRACE PROPERTY
- ❖ SOUGHT AFTER ESTATE
- ❖ OFF ROAD PARKING
- ❖ TWO BEDROOMS
- ❖ UNFURNISHED
- ❖ LOW MAINTENANCE GARDEN
- ❖ AVAILABLE JANUARY
- ❖ MODERN KITCHEN
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

Bernards Portsmouth are delighted to welcome to the market this wonderful two-bedroom mid-terrace home, perfectly tucked away in a quiet cul-de-sac in Hilsea.

Externally, the property is beautifully presented, offers off-road parking, and is positioned within a highly sought-after residential location.

Upon entering, you are greeted by a welcoming entrance hall and a spacious lounge, featuring large double doors that open directly onto the garden—allowing natural light to flood the room and creating a lovely indoor-outdoor flow.

The ground floor continues with a modern fitted kitchen, offering ample worktop space and

inclusive white goods, making it ideal for both cooking and entertaining.

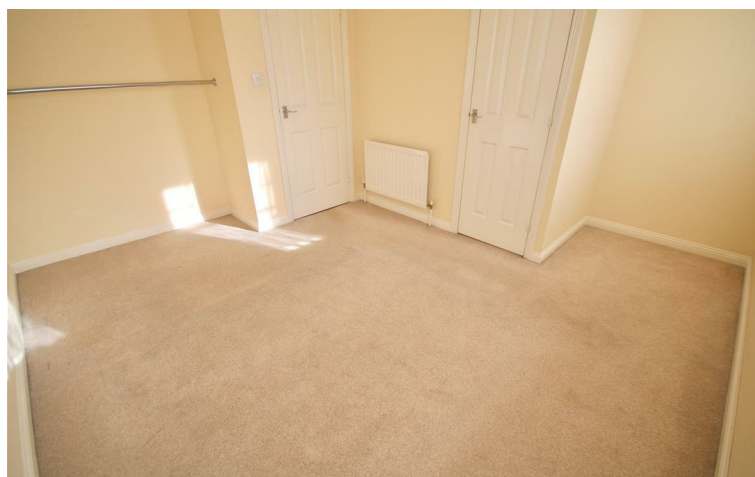
Upstairs, you will find two generous double bedrooms, both bright and airy thanks to their large windows. Completing the home is a contemporary family bathroom, providing the perfect spot to relax and unwind.

This fantastic property is not expected to stay on the market for long! We strongly recommend booking an early viewing to avoid disappointment.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







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# PROPERTY INFORMATION

## FRONT EXTERIOR

Mid-terrace property with allocated parking in residents car park along with front forecourt providing the potential for additional parking

## KITCHEN

10'7" x 6'6" (3.23m x 1.98m)

Vinyl flooring, smooth walls and ceilings, radiator, power points, matching range of base and wall units, with fridge freezer and washing machine included, integrated oven/hob. Roll top work surfaces with stainless steel sink drainer, breakfast bar, UPVC double glazed window to the front elevation

## LOUNGE

13'6" x 13' (4.11m x 3.96m)

Carpet flooring, smooth walls and ceilings, radiator power points, built in storage, UPVC double glazed window and double doors to the rear elevation, opening into the garden

## BEDROOM ONE

13' x 12'9" (3.96m x 3.89m)

Carpet flooring, smooth walls and ceilings, radiator power points, built in storage, UPVC double glazed window to the front elevation

## BEDROOM TWO

7'11" x 11'4" (2.41m x 3.45m)

Carpet flooring, smooth walls and ceilings, radiator power points, UPVC double glazed window to the rear elevation

## BATHROOM

8'10" x 4'10" (2.69m x 1.47m)

Tile flooring and contrasting fully tiled walls, panel bath with shower over, wash basin, toilet, heated towel rail, UPVC double glazed window to the rear elevation

## GARDEN

Low maintenance rear garden which is laid to artificial lawn and a block paved patio, enclosed by panel fences with rear gated access

## Council Tax Band C

## 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.

## 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:

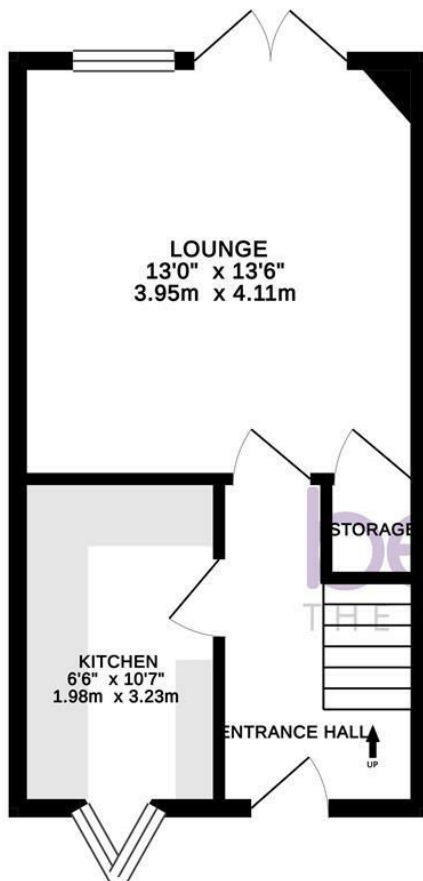
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.



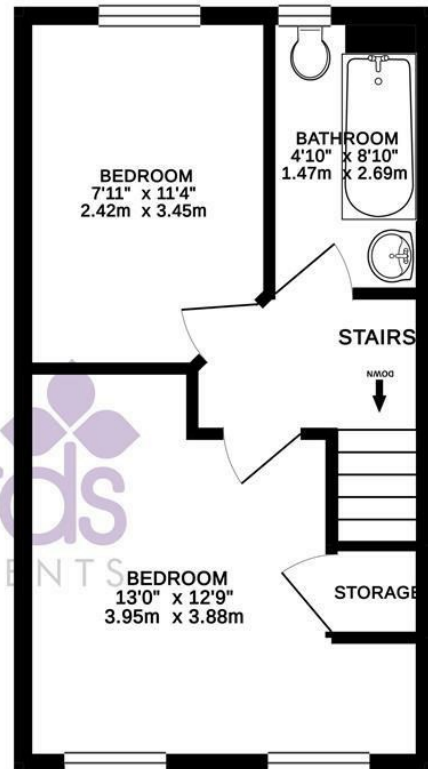
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
316 sq. ft. (29.3 sq. m.) approx.

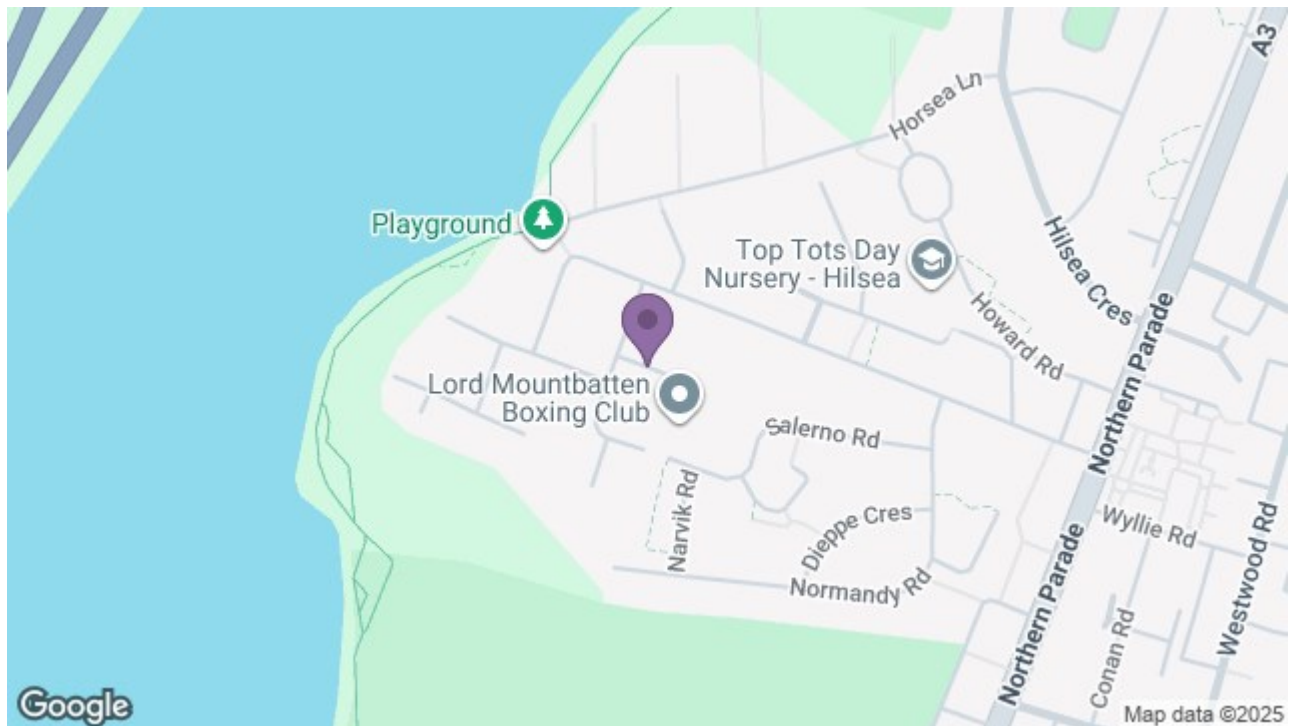


1ST FLOOR  
313 sq. ft. (29.1 sq. m.) approx.



TOTAL FLOOR AREA : 629 sq. ft. (58.4 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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