

CLARENCE ROAD

SOUTHSEA | PO5 2LQ



MONTHLY RENTAL OF £2,700

We are delighted to market for rent this substantial four-storey, semi-detached family home situated on Clarence Road, a highly sought after location within a few hundred yards off the seafront, promenade. Located in the heart of Central Southsea, this impressive home is just a short walk to the shopping precinct and seafront with numerous bars and restaurants, along with excellent private schools. This beautiful home is approached via electric gates opening to ample parking, South facing garden with mature shrub borders, and steps up to the front door. Internally, the accommodation comprises split-level reception hall, 27ft dual aspect living/drawing room, dining room and a modern fitted kitchen on the upper ground floor while the family room, versatile gym/home cinema room, cloakroom and cellar are located on the lower ground floor. The upper two floors feature four double bedrooms including a guest bedroom with en-suite shower and family bathroom plus an impressive master bedroom with en-suite shower room and walk-in wardrobe/dressing on the top floor. Externally, the gardens wrap around two sides of the property with shingle and grassed areas, all accessed via electric remote control sliding gate offering ample car parking for several vehicles. There is also access and steps down to the lower ground floor family room. This home offers a mix of period and contemporary features throughout, provides gas central heating, is offered unfurnished and available late September. Viewings are highly recommended!

- Elegant Double Fronted Victorian Style Villa
- Four Double Bedrooms & Three Bath/Shower Rooms
- Walled Gardens and Remote Access to Ample Parking
- 27ft Dual Aspect Living Room & Dining Room
- Deposit £3115.38, EPC - C and Tax Band - E
- Offered Unfurnished & Available Late September!



What you need to do

1. Pay Holding Deposit – equivalent to one weeks rent.
This will be refunded if your application is unsuccessful unless you have provided false or misleading information in which case it will be retained.
2. Provide I.D. proof of address [see list of acceptable items]
3. Complete `Vouch` application form and follow the instructions/prompts which the system will send you.

What happens next?

1. Vouch will request references and conduct a credit check based on the information you provide
2. Vouch will keep you informed throughout the process.

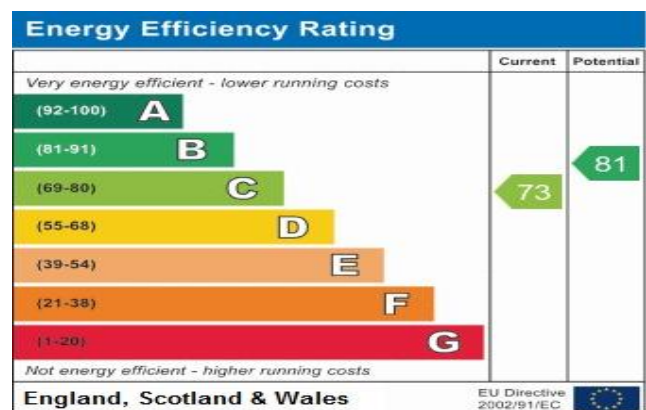
[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage your referees as appropriate . You may contact Vouch if you have any issues during this process.]

3. The Property can only be held for a maximum of 14 days whilst your application is processed
At the end of this period if the information required has not been received, we are obliged to return your holding deposit and reject your application [unless an extension is agreed otherwise]
4. Once the process is completed you will be advised of the decision.

When can I move in?

5. Once you have been informed that your application to rent has been approved a move in date will be confirmed and you will be required to pay the balance of monies due, i.e the remainder of the security deposit and the initial rental, and to sign the tenancy agreement.

Please refer to our **Guide for Tenants**, for full details of all the above.



Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

