



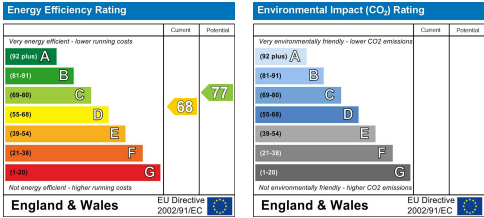
Floor Plan

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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15 Auckland Road West

Southsea, PO5 3NY

We are pleased to welcome to the market this two bedroom ground floor garden flat located a stones throw from the seafront in Auckland Road West, Southsea.

The property is well presented and consists of a spacious lounge room, modern fitted kitchen, two double bedrooms, bathroom and separate w/c.

The flat benefits from a landscaped private garden with side access.

Close by is the seafront and Southsea Common with Palmerston Road shops, restaurants and bars a short walk away.

For more information or to arrange a viewing please call Castles today.

£1,295 Per month



15 Auckland Road West  
Southsea, PO5 3NY



- TWO BEDROOMS
- CLOSE TO SEAFRONT
- MODERN BATHROOM
- CLOSE TO SOUTHSEA SHOPS
- GARDEN FLAT
- MODERN KITCHEN
- PERIOD FEATURES
- CLOSE TO SOUTHSEA BARS & RESTAURANTS

**LOUNGE**  
15'8" x 14'9" (4.8 x 4.5)

**KITCHEN**  
16'4" x 4'3" (5.0 x 1.3)

**BATHROOM**  
7'6" x 4'3" (2.3 x 1.3)

**W/C**  
5'6" x 3'7" (1.7 x 1.1)

**BEDROOM ONE**  
11'9" x 9'6" (3.6 x 2.9)

**BEDROOM TWO**  
10'5" x 9'2" (3.2 x 2.8)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £298.84 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £1494

Council Tax Band: B

EPC Rating: D

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.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

