

TO LET

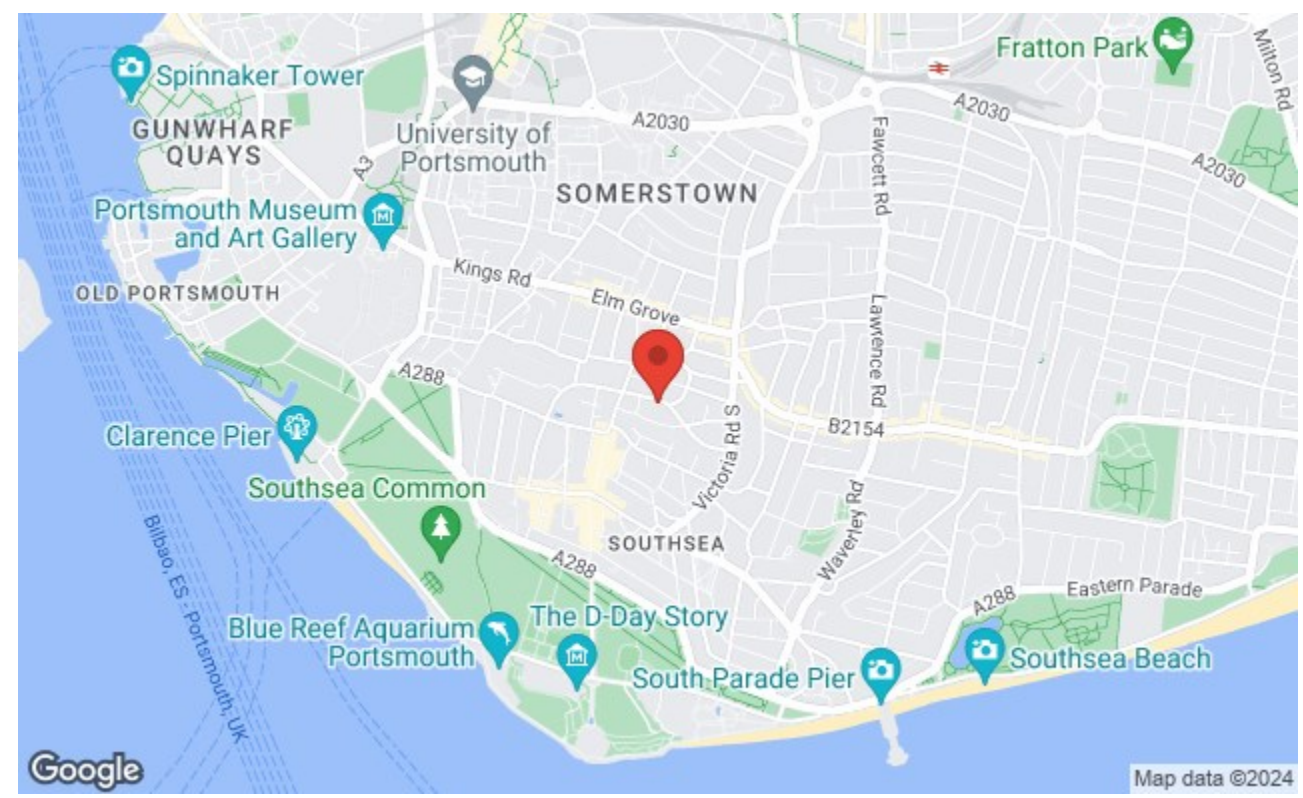
£3,250 Per Calendar Month

Nelson Road, Southsea PO5 2AR

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 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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4 Bedrooms 2 Bathrooms 1 Living Area

HIGHLIGHTS

- ❖ FOUR BEDROOM TOWNHOUSE
- ❖ ELECTRIC GATES
- ❖ DRIVEWAY PARKING
- ❖ TASTEFULLY DECORATED
- ❖ TWO BATHROOMS
- ❖ HIGH QUALITY KITCHEN APPLIANCES
- ❖ ABUNDANCE OF SPACE
- ❖ WALK IN WARDROBE
- ❖ CENTRAL SOUTHSEA
- ORIGINAL FEATURES

****TOWNHOUSE IN THE HEART OF SOUTHSEA****

An exceptional property in the heart of Southsea, this is one not to be missed! The property is situated in an ideal location and within walking distance of the vibrant Palmerston Road, abundant with shops restaurants and bars. This townhouse is a unique property finished to a very high specification.

You are welcomed to the property by electronically controlled gates, offering privacy and security. The driveway has parking for two vehicles and outside seating area.

Entering the house you will find the property has been tastefully modernized, but has kept a traditional feel throughout featuring an opulent stained glass window and ceiling rose.

The ground floor of the property features a substantial hall area with a solid oak staircase and a separate W.C. The substantial lounge is exquisitely decorated with a marble surround fire

place and large bay window allowing the natural light to flood through.

To the first floor you will find three bedrooms and the master bathroom with jacuzzi bath and separate shower. The top floor features the master bedroom, with sufficient space for a king size bed and a walk in wardrobe and en suite shower room, all of which makes for the perfect space.

The kitchen/ dining area is located on the lower ground floor with spacious work tops and a large island unit. There are a range of fitted appliances including dishwasher, 'Gaggenau' fridge freezer and 'Miele' appliances. Adjacent to the kitchen diner is a separate utility room with a number of built in storage cupboards and a dual zone wine storage with additional fridge freezer.

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
 t: 02392 864 974

Call today to arrange a viewing
 02392 864 974
 www.bernardsestates.co.uk



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

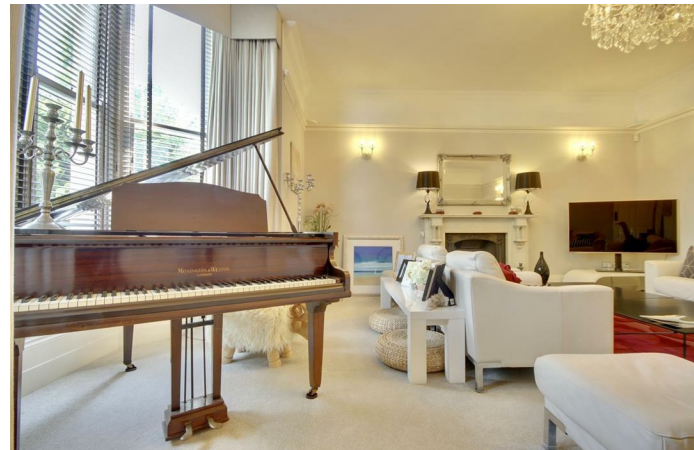
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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		EU Directive 2002/91/EC	



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