

£1,500 Per Calendar Month

Auckland Road East, Southsea PO5
2HF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SOLAR PANELS
- ❖ GARAGE
- ❖ THREE BEDROOMS
- ❖ SEPERATE KITCHEN
- ❖ TOWN HOUSE
- ❖ CLOSE TO SEAFRONT
- ❖ MINUTES FROM HIGHSTREET
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW
- ❖ A MUST VIEW

Nestled in the heart of Southsea, this charming townhouse on Auckland Road East. As you step inside, you are greeted by a modern kitchen, perfect for relaxing or entertaining guests.

With three inviting bedrooms, there is ample space for a growing family or those in need of a home office. The property boasts a well-maintained bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this townhouse is the garage for one vehicle, a rare find in this bustling area. The separate

living room is ideal for relaxing after a long day.

Situated just minutes away from the beach, this home offers the perfect blend of coastal living and urban convenience. Whether you enjoy leisurely strolls along the shore or vibrant seaside activities, this location caters to all.

Offered unfurnished, this property presents a blank canvas for you to unleash your creativity and style. Don't miss out on the opportunity to make this townhouse your own and experience the best of Southsea living.

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





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PROPERTY INFORMATION

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.

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.



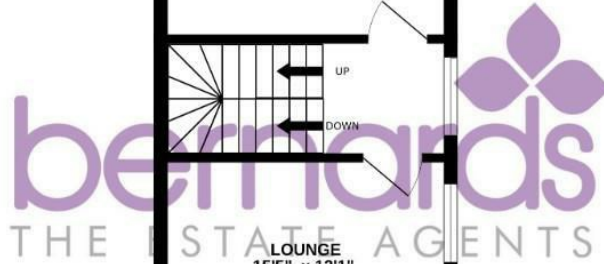
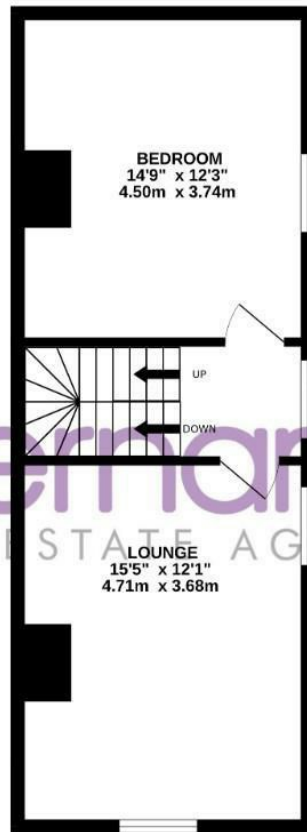
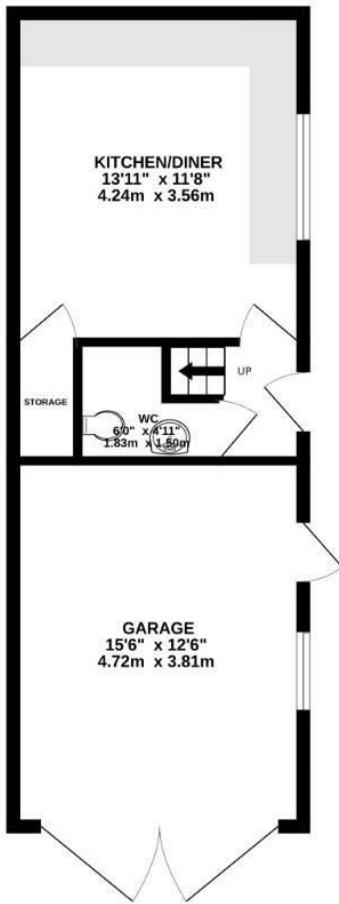
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

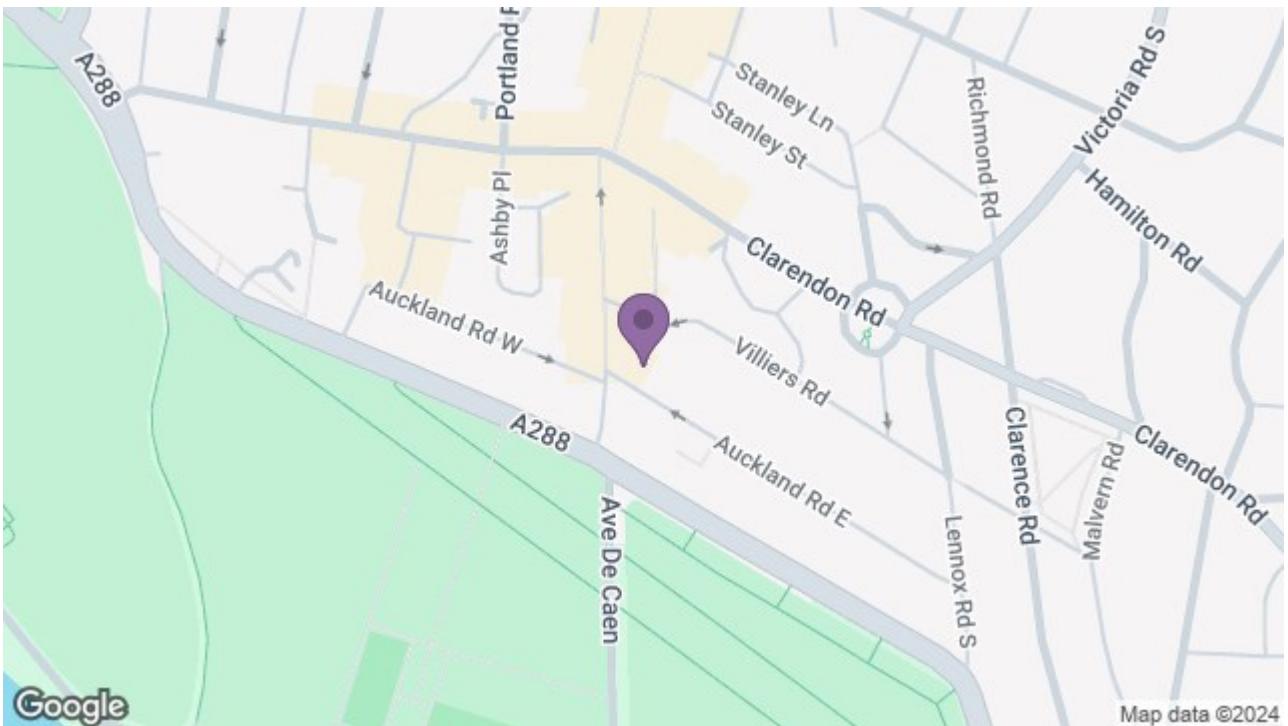
1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.

2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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