

£2,000 Per Calendar Month

Fawcett Road, Southsea PO4 0DH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE SEPTEMBER 2025
- ❖ STUDENT HOUSE
- ❖ BILLS INCLUSIVE PACKAGE AVAILABLE VIA UNI HOMES
- ❖ 11 MONTH TENANCY
- ❖ 4 BEDROOMS OVER 2 FLOORS
- ❖ WHITE GOODS
- ❖ DIRECT BUS ROUTE TO UNI
- ❖ DOWNSTAIRS BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ POPULAR LOCATION

Nestled on Fawcett Road in the vibrant area of Southsea, this charming end-terrace house is an ideal residence for students seeking comfort and convenience. Boasting four well-proportioned bedrooms, this fully furnished property offers ample space for both study and relaxation. The inviting reception room serves as a perfect gathering spot for friends and housemates alike.

There is an option for a bills inclusive package available through Uni Homes, simplifying your budgeting and allowing you to focus on your studies.

The location is particularly advantageous, being just a short distance from the university, with a direct bus route making commuting effortless. This makes it an excellent choice for students who value both accessibility and a lively community atmosphere.

Available from September 2025, this four-bedroom student house presents a fantastic opportunity to secure a comfortable and well-equipped home in Southsea. Whether you are looking to enjoy the local amenities or engage with fellow students, this property is sure to meet your needs. Don't miss out on the chance to make this delightful house your new home.

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





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PROPERTY INFORMATION

Lounge
13'9" x 13'3" (4.19m" x 4.04m")

Bedroom 4
10'0" x 9'11" (3.05m" x 3.02m")

Kitchen
11'0" x 8'5" (3.35m" x 2.57m")

Bathroom
7'8" x 6'1" (2.34m" x 1.85m")

Bedroom 1
14'6" x 11'1" (4.42m" x 3.38m")

Bedroom 2
10'11" x 10'8" (3.33m" x 3.25m")

Bedroom 3
10'10" x 8'3" (3.30m" x 2.51m")

Council Tax Band D
Portsmouth City Council:
£1279.12 Police & Crime
Commissioner: £165.46
Combined Fire Authority:
£63.84 Total: £1508.42

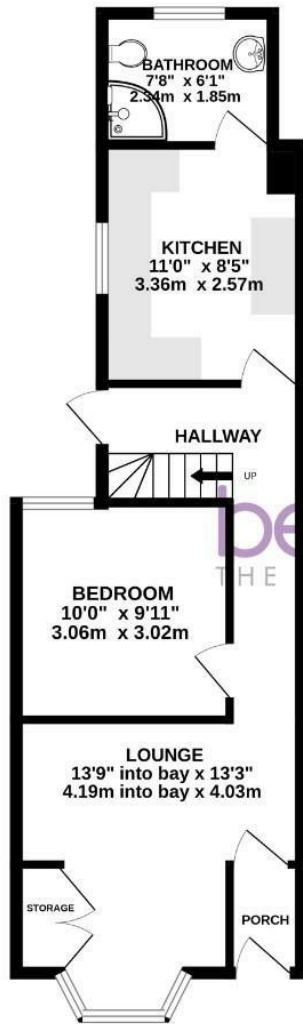
Bills
Bills inclusive package is available via Uni Homes for Students. Please speak to an Agent for further information.



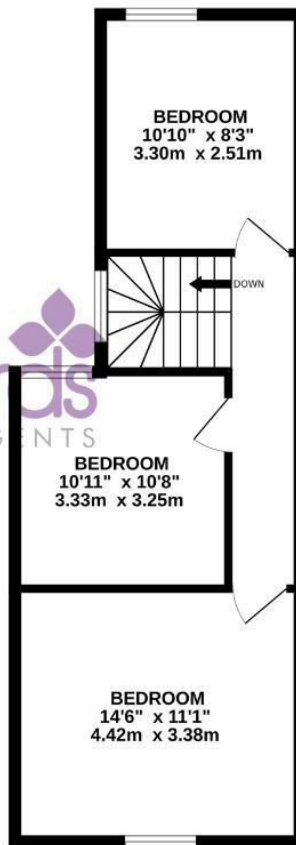
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

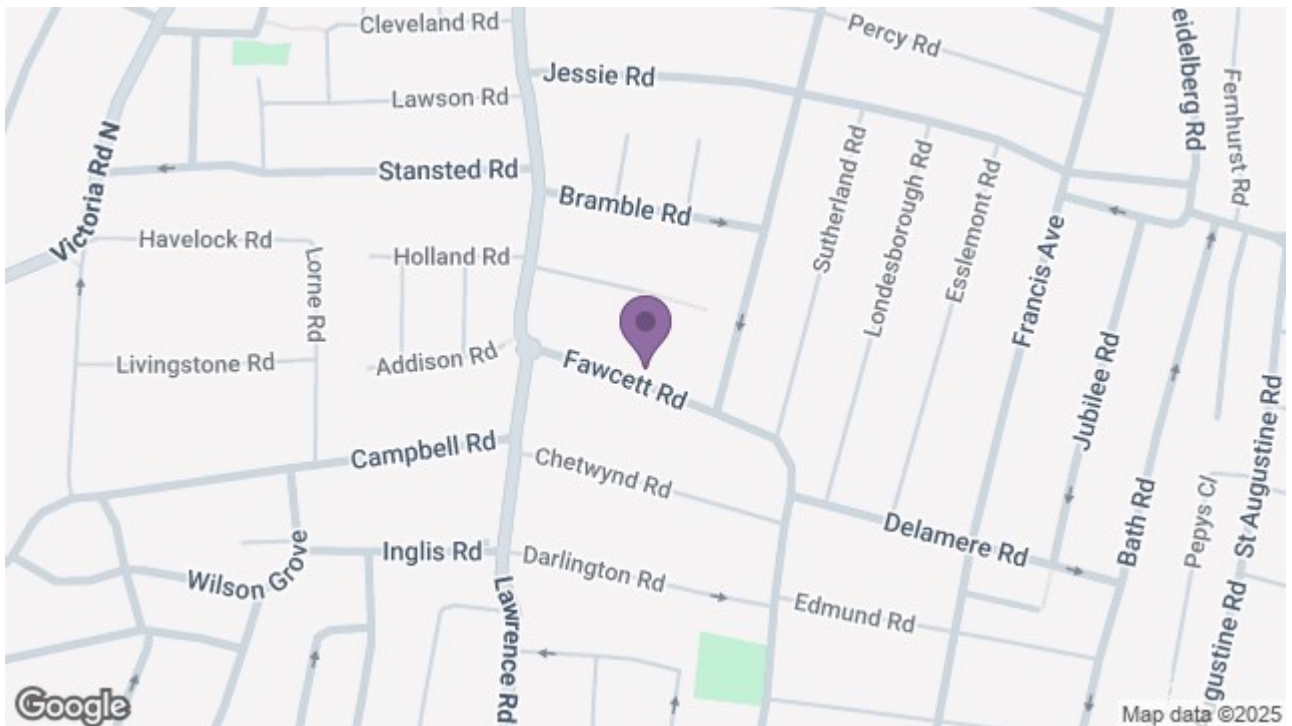


1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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