

£1,150 Per Calendar Month

Essex Road, Southsea PO4 8DG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM TERRACED HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS BATHROOM
- ❖ NICELY PRESENTED PATIOED GARDEN
- ❖ AVAILABLE FOR IMMEDIATE MOVING
- ❖ UNFURNISHED
- ❖ BOTH DOUBLE BEDROOMS
- ❖ IDEAL FOR A SMALL FAMILY OR TWO PROFESSIONAL SHARERS
- ❖ SHORT WALK TO MILTON PARK
- GAS CENTRAL HEATING

Nestled on the charming Essex Road in Southsea, this terraced house offers a wonderful opportunity for those seeking a comfortable home in a vibrant community. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The cosy lounge is perfect for unwinding after a long day, while the second reception room can serve as a dining area or a versatile space to suit your needs.

The house features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. The conveniently located downstairs bathroom adds to the practicality of the home, ensuring ease of access for all residents and guests.

The nicely presented garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues.

With its prime location in Southsea, residents will benefit from easy access to local amenities, parks, and the beautiful coastline. This property is a wonderful canvas for anyone looking to create their ideal living space in a sought-after area. Don't miss the chance to make this charming house your new home.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# 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

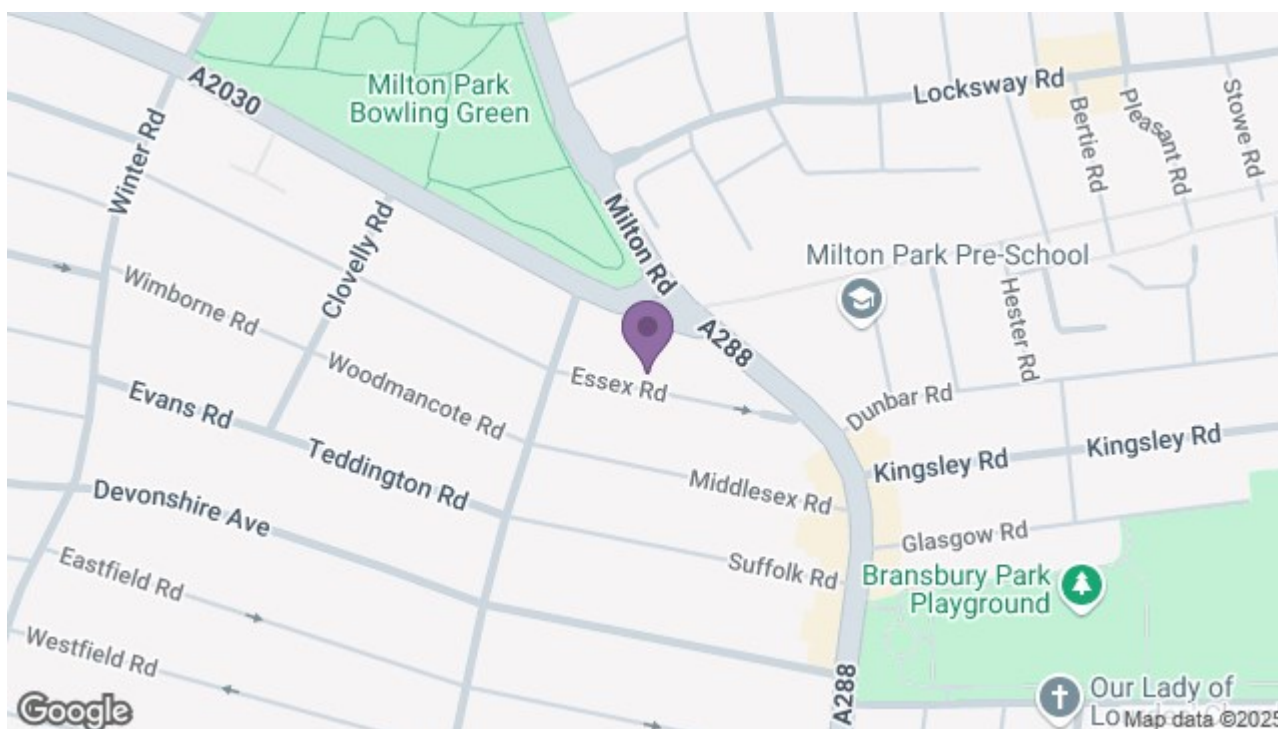
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Council Tax Band B



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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