

£1,275 Per Calendar Month

South Parade, Southsea PO5 2JF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEA VIEWS
- MEZZANINE TO OVERLOOK SOLENT
- COSY LOUNGE
- GOOD SIZE MASTER BEDROOM
- MODERN BATHROOM
- LIFT IN BLOCK
- THIRD FLOOR
- UNFURNISHED
- SEAFRONT LOCATION
- A STONES THROUGH TO THE BEACH

SEA VIEWS

Nestled in the desirable area of South Parade, Southsea, this charming two-bedroom flat offers a delightful blend of comfort and modern living. As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The flat boasts two well-proportioned bedrooms, ensuring ample space for rest and privacy. The modern bathroom has been thoughtfully designed, featuring contemporary fixtures that enhance the overall appeal of the home.

One of the standout features of this property is the

split-level raised mezzanine, which offers stunning clear views of the Solent. This unique space not only adds character but also allows you to enjoy the picturesque scenery from the comfort of your own home.

Convenience is key, and this flat is equipped with a lift in the block, making access effortless for all residents. Whether you are a small family, or looking for a seaside retreat as a single person or couple, this purpose-built apartment is an excellent choice.

With its prime location and modern amenities, this property is sure to attract those seeking a vibrant coastal lifestyle. Don't miss the opportunity to make this lovely flat your new home.

Call today to arrange a viewing
02392 864 974
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

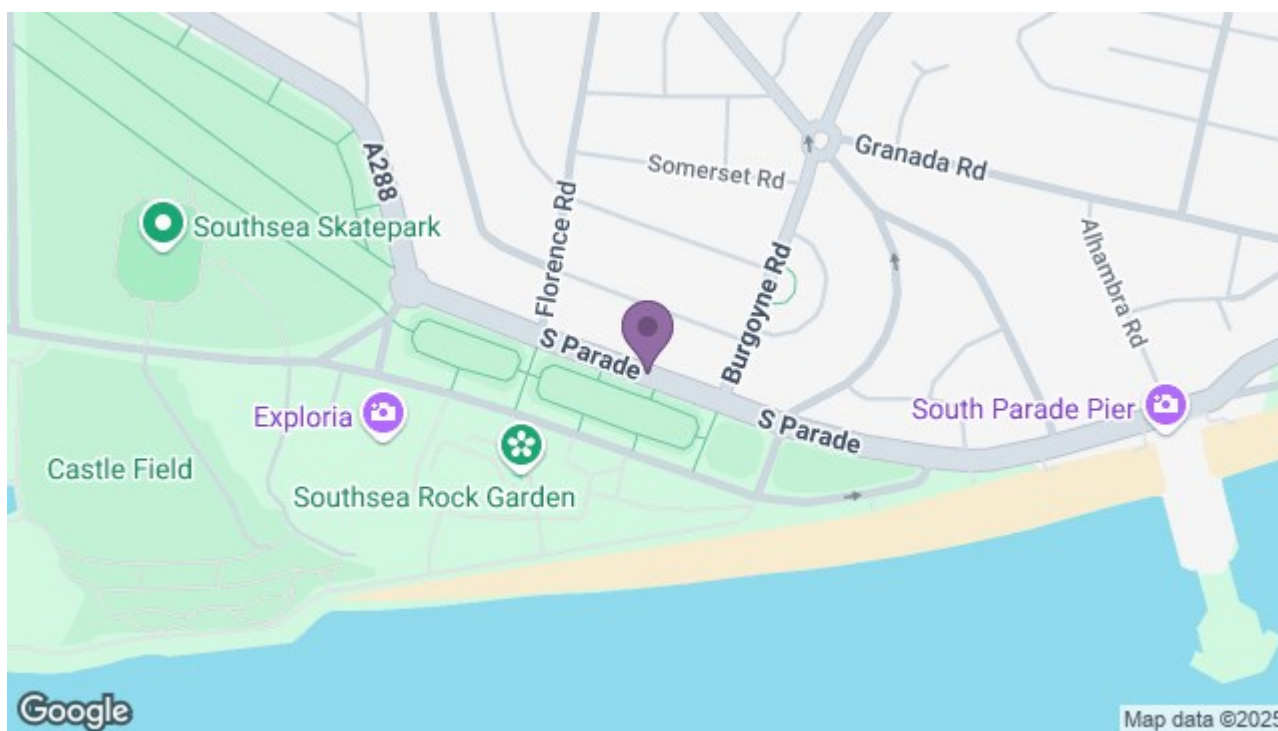
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Council Tax Band C



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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