

£1,800 Per Calendar Month

Francis Avenue, Southsea PO4 0EP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOM TERRACED HOUSE
- ❖ BRAND NEWLY REFURBISHED
- ❖ UPSTAIRS BATHROOM
- ❖ SET OVER THREE FLOORS
- ❖ IDEAL FAMILY HOME
- ❖ GOOD SIZE GARDEN
- ❖ HIGH SPECIFICATION FINISH
- ❖ AVAILABLE IMMEDIATELY
- ❖ UNFURNISHED

Nestled on the charming Francis Avenue in Southsea, this mid-terrace house offers a delightful blend of modern living and classic character. With a generous 1,076 square feet of space, this property has been thoughtfully refurbished to a high specification, ensuring a comfortable and stylish home for its new occupiers.

Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the house. The heart of the home is undoubtedly the quality modern kitchen, complete with a convenient pantry, perfect for those who enjoy cooking and entertaining. The kitchen flows seamlessly into the dining area, creating an inviting space for family gatherings and social occasions.

This property boasts four well-proportioned bedrooms, providing ample space for family or guests.

Each room is designed with comfort in mind, making it easy to create personal retreats. The bathroom has also been updated to meet contemporary standards, ensuring a relaxing environment.

Outside, the good-sized garden offers a private oasis, ideal for enjoying sunny afternoons or hosting barbecues with friends. The combination of indoor and outdoor space makes this home perfect for both relaxation and entertainment.

Built in 1900, this house retains a sense of history while incorporating modern conveniences, making it a unique find in the Southsea area. Whether you are a growing family or looking for a spacious home to settle into, this property is sure to impress. Don't miss the opportunity to make this beautifully refurbished house 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:

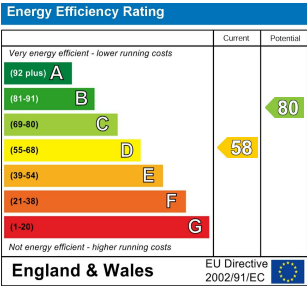
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.

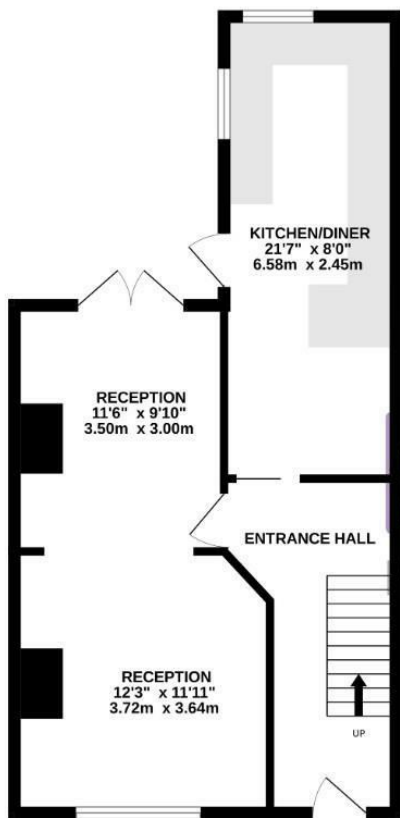
Right to Rent

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 B



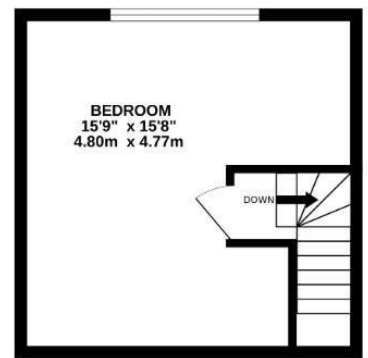
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.

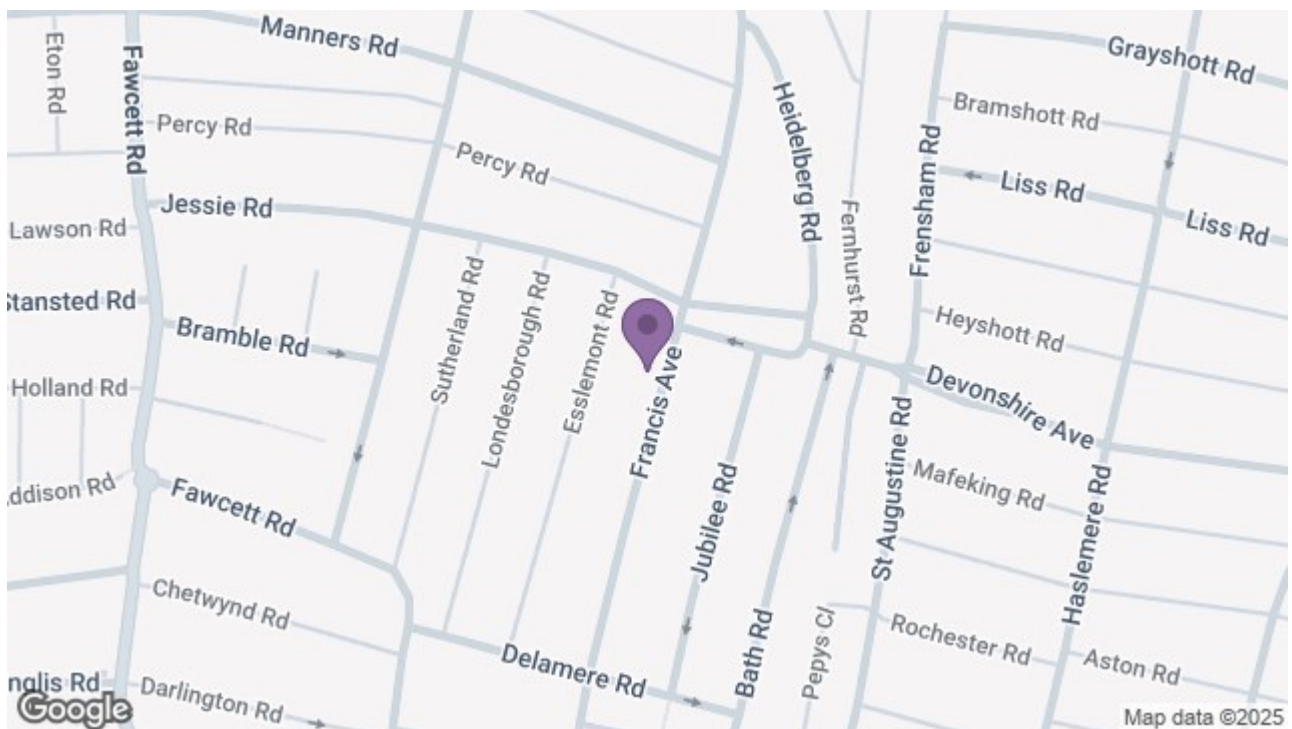


2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.1 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

