

£2,000 Per Calendar Month

Gunners Row, Southsea PO4 9XE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXQUISITE THREE BEDROOM APARTMENT
- ❖ TWO BATHROOMS - EN SUITE TO MASTER
- ❖ DISHWASHER, WASHING MACHINE, FREEZER
- ❖ SPECTACULAR SEA VIEWS
- ❖ RESIDENTS PARKING
- ❖ TENNIS COURT & COMMUNAL GROUNDS
- ❖ INVITING DRAWING ROOM & DINING ROOM
- ❖ LIFT IN BUILDING
- ❖ STUDY WITH STORAGE
- ❖ AMPLE STORAGE SPACE + WALK IN WARDROBE

Nestled in the charming Gunners Row, Southsea, this stunning three-bedroom flat conversion offers a delightful blend of traditional historic features and modern living. The apartment features elegant ceiling roses and exquisite chandeliers that reflect the property's rich heritage. The spacious drawing room and dining area provides an inviting space for relaxation and entertaining, while the additional reception room offers versatility for a study or storage, catering to your lifestyle needs.

The flat boasts three well-proportioned bedrooms, ensuring ample space for family or guests. With two bathrooms, morning routines will be a breeze, providing convenience for all. The property also benefits from parking for two

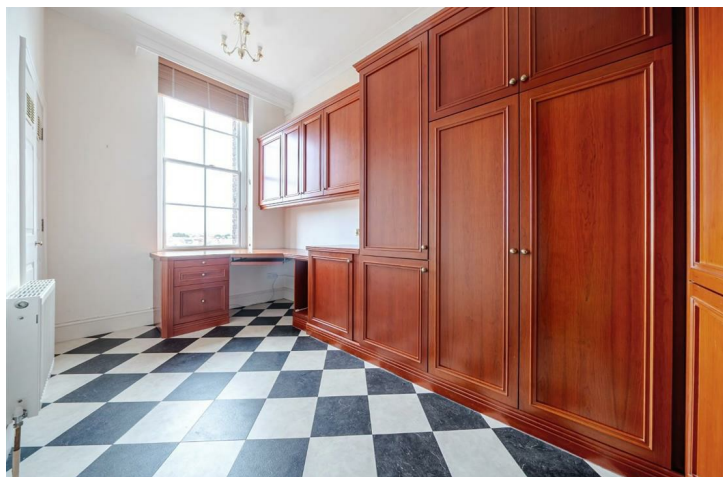
vehicles, a valuable asset in this desirable area.

One of the standout features of this residence is the breathtaking sea views, allowing you to enjoy the beauty of the coastline from the comfort of your home. Additionally, residents have access to tennis courts, perfect for those who enjoy an active lifestyle.

This property is not just a home; it is a unique opportunity to live in a piece of history in a vibrant community. With its blend of character, comfort, and location, this flat is sure to appeal to those seeking a stylish and convenient living experience in Southsea. Don't miss the chance to make this exceptional property your own.

Call today to arrange a viewing
02392 864 974
www.bernardsea.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.



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	52	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

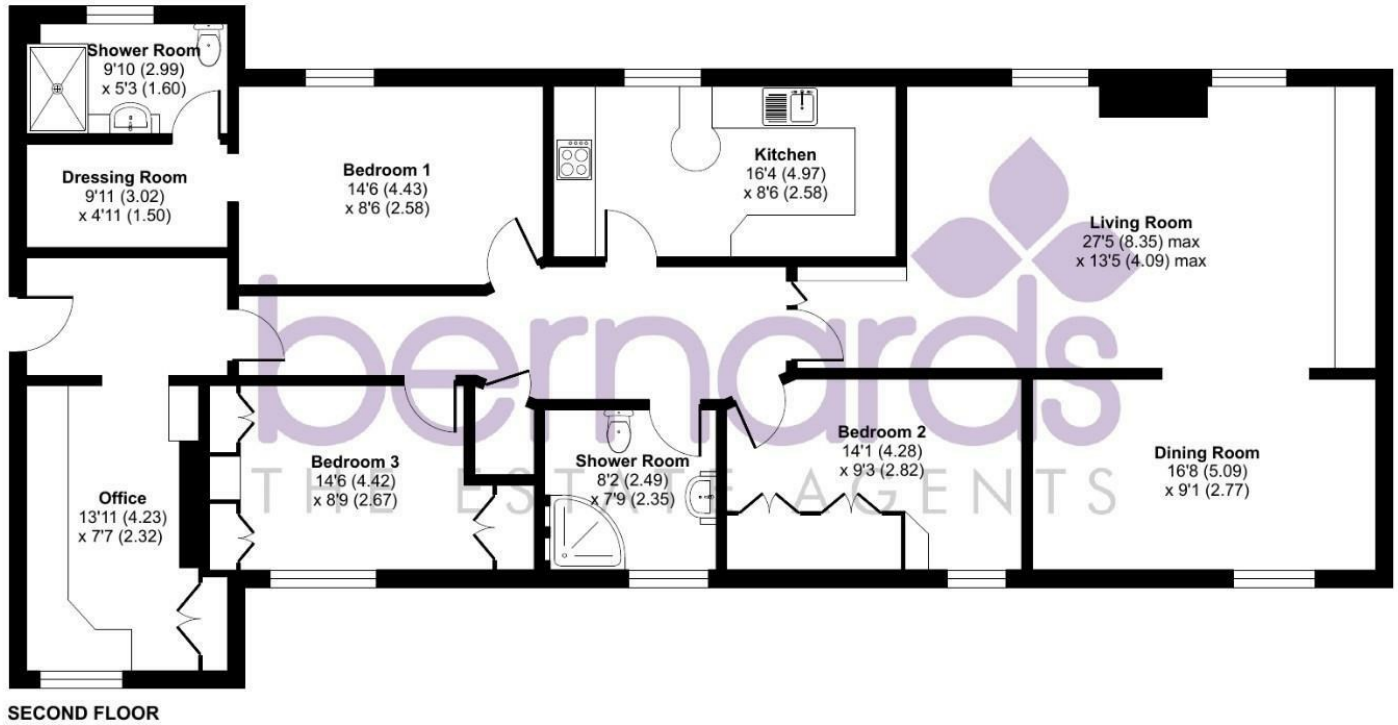




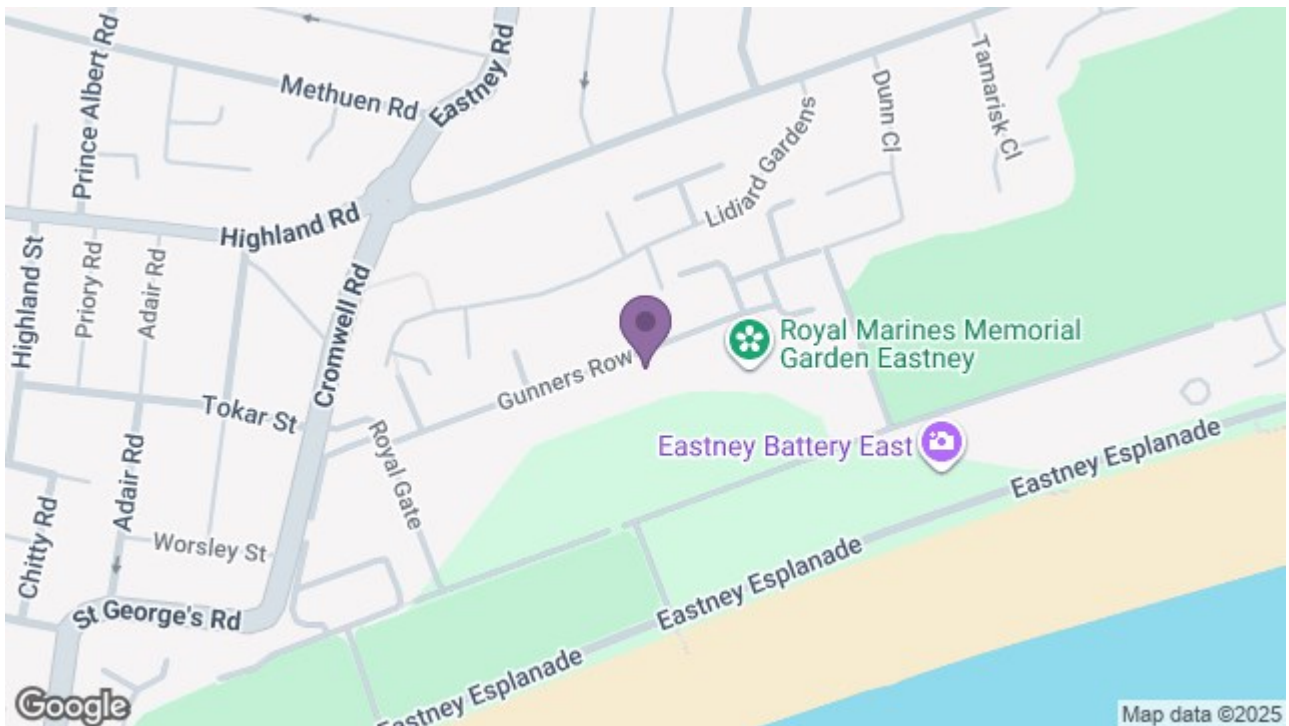
Halliday House, Gunners Row, Southsea, PO4

Approximate Area = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1359938



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