£3,500 Per Month

Campbell Road, Southsea PO5 1RW











HIGHLIGHTS

- IMMACULATE 5 BEDROOM HOME
- ♣ FOUR STOREY HOUSE
- STUNNING CONDITION
- **MODERN FITTED KITCHEN**
- PRIVATE BALCONY
- MODERN INTERIOR
- **THROUGHOUT**
- SPECTACULAR HOME
- SOUTHSEA LOCATION
- **AVAILABLE NOW**
- MUST VIEW!

Nestled on the charming Campbell Road in Southsea, this immaculately presented fivebedroom family home offers a perfect blend of modern living and traditional elegance. Spanning across four well-designed floors, this property is ideal for families seeking both space and comfort.

As you step inside, you're welcomed by a spacious reception room, elegantly designed for both relaxation and entertaining. On the lower level, the second reception room sits alongside the stunning modern kitchen-sleek, fully fitted, and designed to inspire culinary creativity while serving as the social heart of the home. These inviting settings are ideal for lively family gatherings or peaceful evenings at home.

Five well-proportioned bedrooms provide privacy and comfort for every member of the household, complemented by three beautifully finished bathrooms that make busy mornings

Outside, the charming garden and private balcony offer tranquil spots to unwind and enjoy the coastal air.

Located in the vibrant Southsea area, this property is close to local amenities, parks, and the beautiful coastline, making it an ideal choice for those who appreciate both convenience and leisure. This stunning family home is a rare find and is sure to impress anyone looking for a spacious and stylish residence in a sought-after location.

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, permitted payments.

For properties in England, replacement of lost keys the Tenant Fees Act 2019 means that in addition to anyone acting on the agreement; and tenant's behalf) the payments:

- Holding deposits (a the relevant time. maximum of 1 week's
- 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 you may also be required to 3% above Bank of to make the following England's annual percentage rate);
 - Reasonable costs for or other security devices;
- · Contractual damages in rent, lettings agents can the event of the tenant's only charge tenants (or default of a tenancy
- Any other permitted following permitted payments under the Tenant Fees Act 2019 and regulations applicable at

Right to Rent Checks 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.



















