

£3,500 Per Month

Campbell Road, Southsea PO5 1RW

**bernards**  
THE ESTATE AGENTS



## 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!

### \*\* ZERO DEPOSIT OPTION\*\*

Nestled on the charming Campbell Road in Southsea, this immaculately presented five-bedroom 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 effortless.

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](http://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.

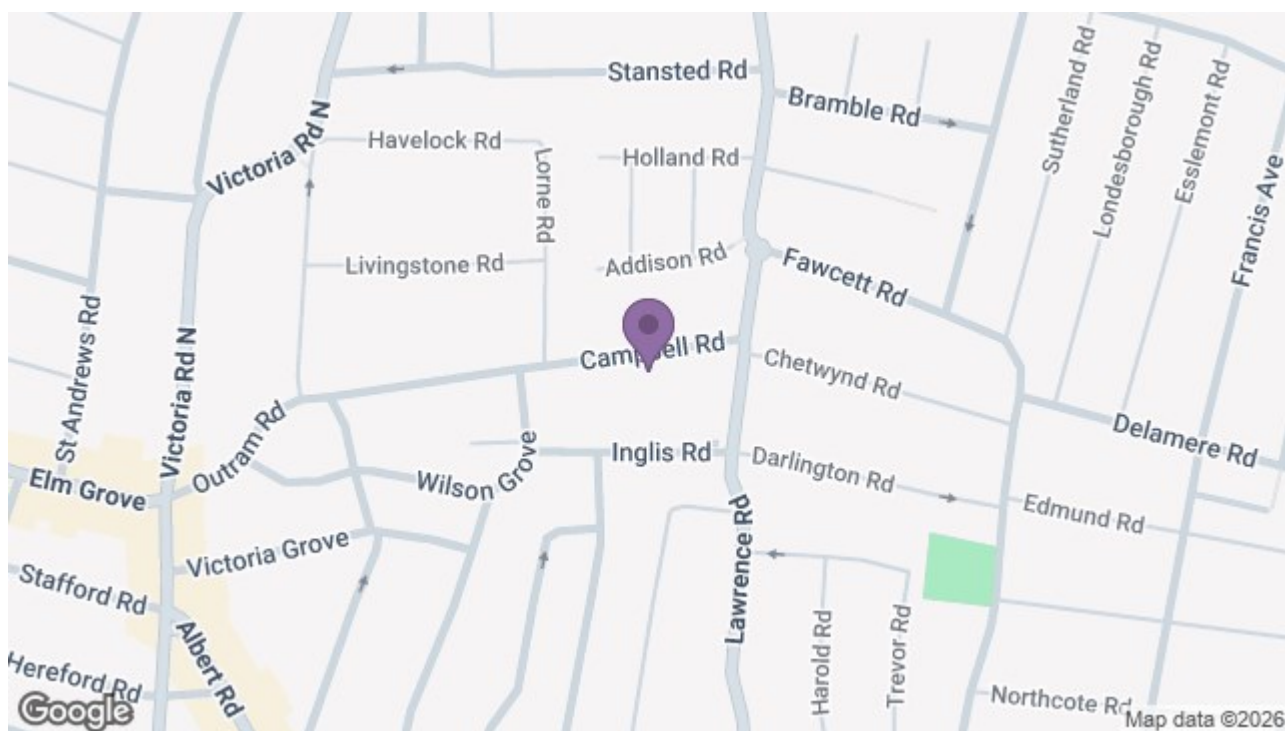
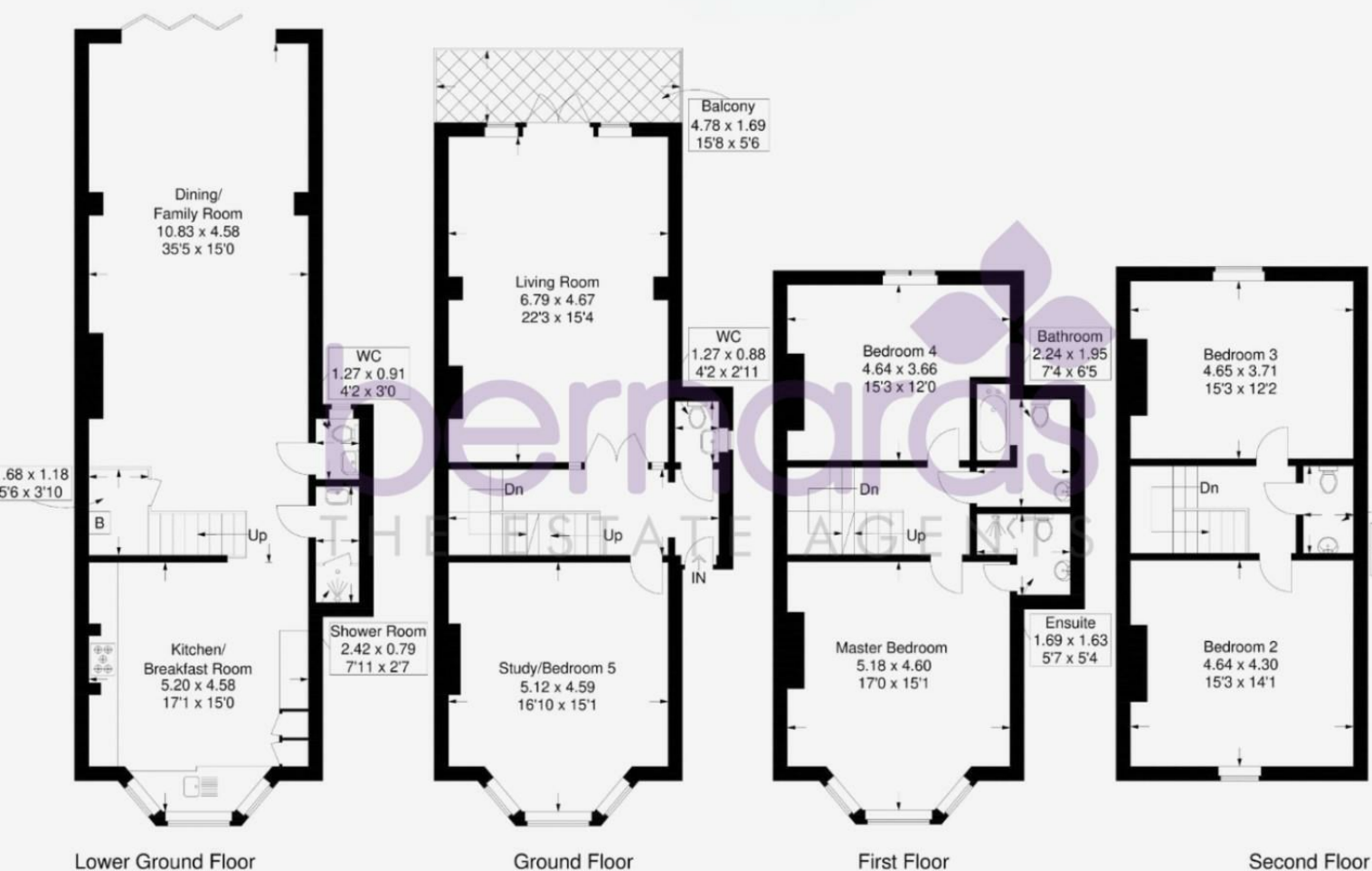
## Right to Rent Checks

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.



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		
		41
	11	
England & Wales		
EU Directive 2002/91/EC		





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