

£1,200 Per Calendar Month

Victoria Road North, Southsea PO5  
1PS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM SPLIT LEVEL APARTMENT
- ❖ TWO RECEPTION ROOMS
- ❖ SHORT WALK TO FRATTON TRAIN STATION
- ❖ NEWLY REDECORATED THROUGHOUT
- ❖ SOUTHSEA LOCATION
- ❖ AVAILABLE IMMEDIATELY
- ❖ OFFERED UNFURNISHED
- ❖ DOUBLE GLAZED
- ❖ CALL NOW TO VIEW
- ❖ IDEAL FOR PROFESSIONALS

### **\*\*TWO BEDROOM SPLIT LEVEL APARTMENT IN SOUTHSEA\*\***

We are pleased to welcome to the market, this two bedroom, split level apartment in a popular location in Southsea. Situated on Victoria Road North, the property is within a short distance from Albert Road, Fratton Train Station and local amenities.

Having been recently redecorated, this property would be ideal for professionals looking for a new home in a great Southsea location! Features include two double bedrooms, two reception rooms, separate kitchen and neutral bathroom.

Available immediately, secure your move for October 2025!

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

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

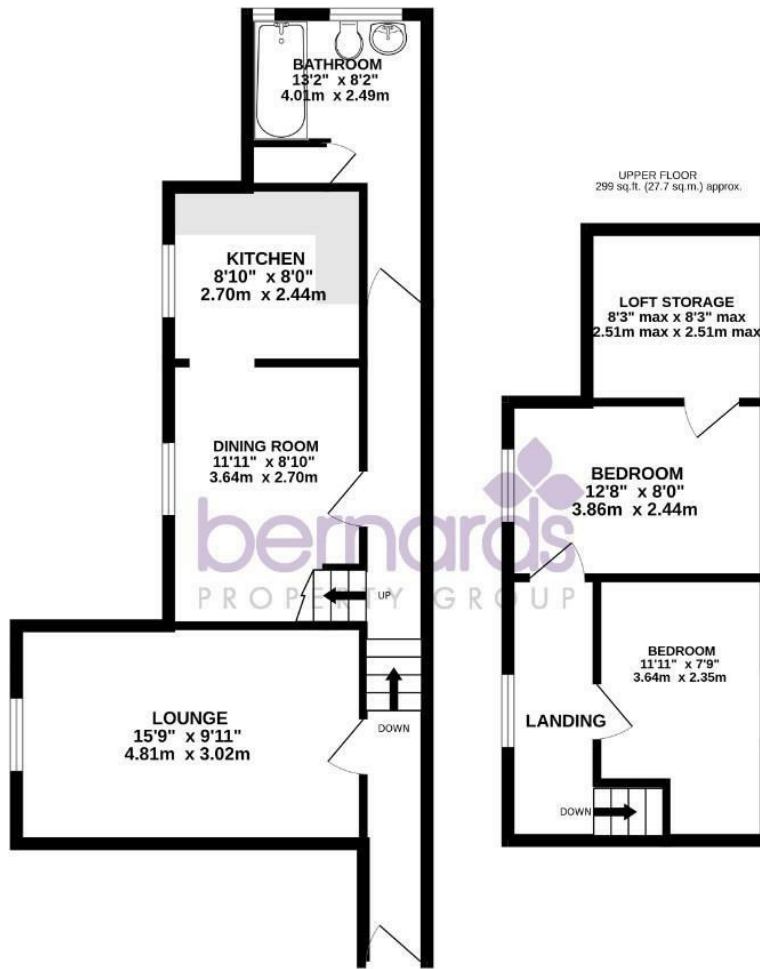
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



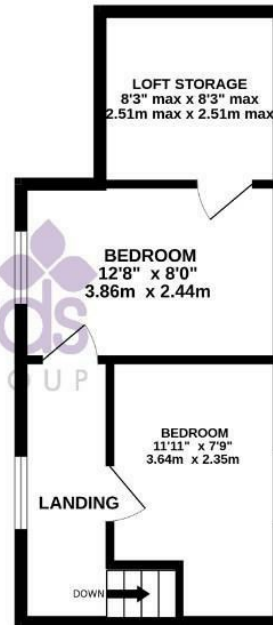
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 66        |
| (39-54) E                                   | 41      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



LOWER FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

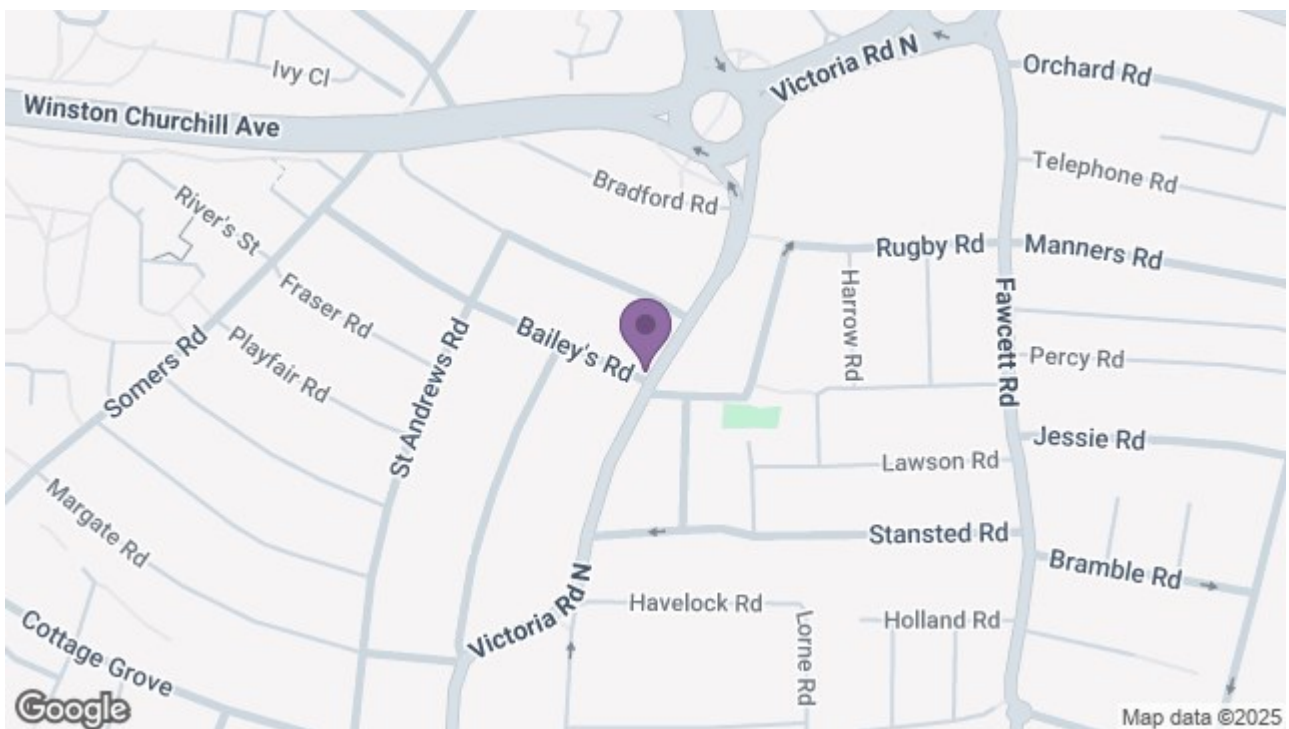


UPPER FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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.  
Made with Metropix 6/2025



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