



**£2,400 pcm**

**NONE**

**Nelson Road, Southsea**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 1**

**Allocated Parking  
Garden**

**Close to Public Transport  
Gated Entrance**

**HMO License  
Integrated Appliances**

**Soane Property Group**  
30 Landport Terrace, Southsea PO1 2RG  
[hello@soanegroup.co.uk](mailto:hello@soanegroup.co.uk) | 02392864555  
Website: <https://soane.gnbproperty.com>

**SOANE**  
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Soane Lettings are pleased to offer this luxury four bedroom town house in a gated development in central Southsea. Ideal for sharers with four bedrooms (HMO Licence) Modern designed house split over four levels with secure allocated parking.

This property boasts a kitchen/diner with patio doors leading out to a garden on the ground floor. On the first floor you will find the large living room with big windows, family bathroom, and one bedroom. The second floor consists of two double bedrooms and another bathroom.

On the top floor is a fourth bedroom and access to the roof terrace with great street views of Southsea.

Furnished with quality items, this property is a must see.

Would suit a family or sharers.

Available to view now.

Move in after March 7th 2025





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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		