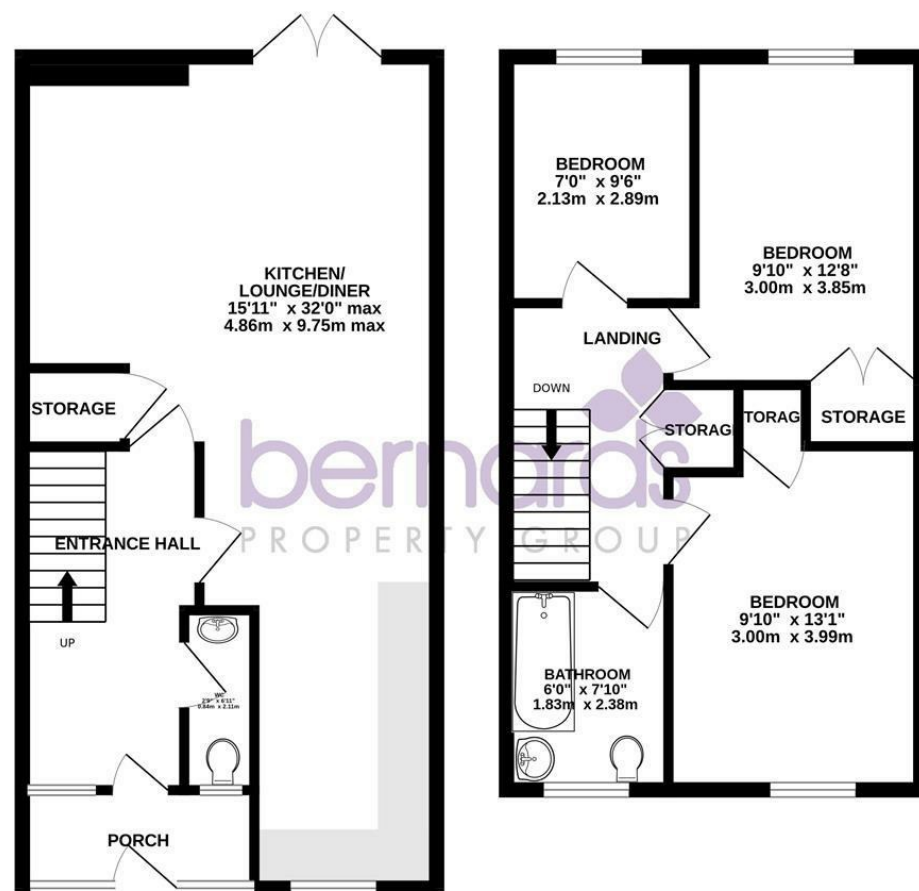


GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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.  
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£1,450 Per Calendar Month

Mabey Close, Gosport PO12 2AX

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE END OF SEPTEMBER
- ❖ TERRACED FAMILY HOME
- ❖ DOWNSTAIRS W/C
- ❖ COUNCIL TAX BAND C
- ❖ RECENTLY REFURBISHED THROUGHOUT
- ❖ NEW BOILER AND GAS CENTRAL HEATING SYSTEM
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ WITHIN WALKING DISTANCE TO STOKES BAY
- ❖ BAYHOUSE CATCHMENT
- ❖ WHITE GOODS INCLUDED

Situated in a quiet cul-de-sac in the highly sought-after area of Alverstoke, this beautifully refurbished three-bedroom terraced home is now available to let. Just a short walk from the popular Stokes Bay Beach and within the catchment area for Bay House School, this property offers an ideal setting for families or professionals seeking modern living by the coast.

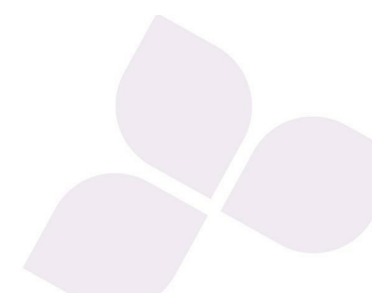
The property has been recently renovated throughout to a high standard, offering a bright and contemporary interior. The spacious open-plan kitchen and dining area is the heart of the home, featuring integrated appliances and white goods, and providing the perfect space for everyday living and entertaining. Upstairs, there are three well-proportioned

bedrooms and a stylish family bathroom, while a convenient downstairs W/C adds to the practicality of the layout.

Offered on an unfurnished basis, the home allows new tenants to personalise the space to their taste. It falls under Council Tax Band C and will be available for occupancy from the end of September.

This is a fantastic opportunity to rent a modern, high-quality home in a desirable location close to the seafront, local amenities, and excellent schools. Early viewing is highly recommended.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## 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.

## TENANT FEES 2019

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;

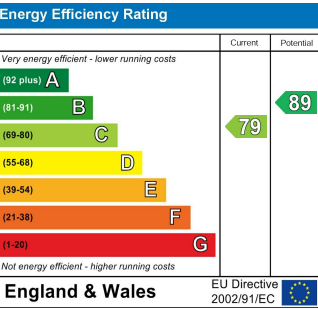
- Council tax (payable to the billing authority);

- 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.



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