

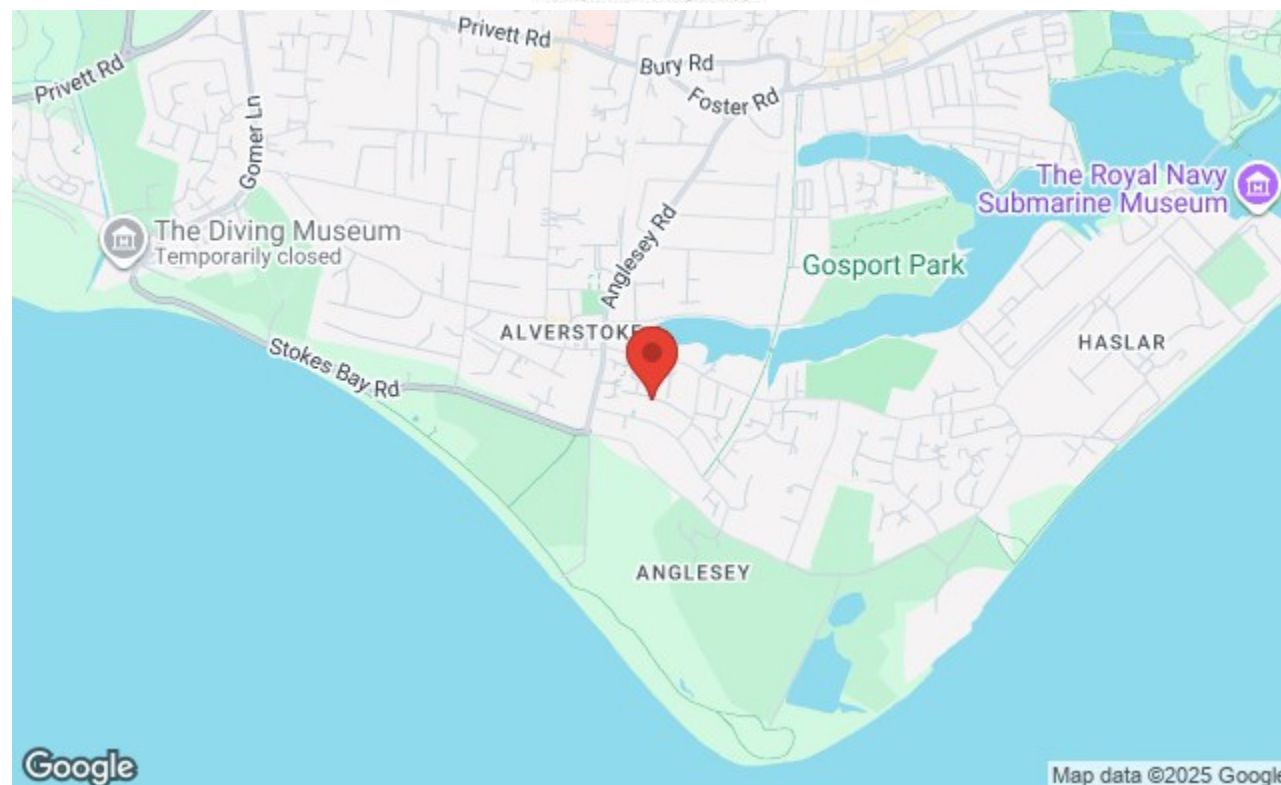
Ground Floor



First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



£1,600 Per Calendar Month

Anglesey Arms Road, Gosport PO12 2DG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED CHARACTER PROPERTY
- ❖ THREE BEDROOMS
- ❖ DOWNSTAIRS WC
- ❖ ALLOCATED PARKING
- ❖ LOG BURNER
- ❖ TWO RECEPTION ROOMS
- ❖ AVAILABLE NOW
- ❖ ENCLOSED REAR GARDEN
- ❖ ALVERSTOKE LOCATION
- CLOSE TO THE BEACH

Bernards are pleased to present this charming detached house located on Anglesey Arms Road in the desirable area of Alverstone, Gosport. This delightful property offers a generous living space of 1,044 square feet, making it an ideal family home.

Upon entering, you will find a welcoming atmosphere enhanced by double glazing and gas central heating throughout. The ground floor features a spacious living room, complete with a cosy log burner, perfect for those chilly evenings. Adjacent to the living room is a fitted kitchen that flows seamlessly into a separate dining room, providing an excellent space for entertaining family and friends. Additionally, there is a convenient downstairs WC for guests.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering ample natural light and comfort. The

upstairs shower room is modern and functional, catering to the needs of the household.

Outside, the property boasts a charming courtyard-style garden, ideal for enjoying the fresh air or hosting summer gatherings. Furthermore, allocated parking ensures that you will never have to worry about finding a space.

Its prime location means you are just a short stroll away from the beach and the quaint shops of Alverstone village, making it perfect for those who appreciate coastal living.

In summary, this characterful detached house is a wonderful opportunity for anyone looking to settle in a vibrant community with easy access to local amenities and the beautiful coastline. Do not miss the chance to make this lovely home your own.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

TENANT FEES

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.

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE/DINER

21'1 x 14'8 (6.43m x 4.47m)

KITCHEN

10'2 x 9'3 (3.10m x 2.82m)

DINING ROOM/SUN ROOM

12'1 x 10'2 (3.68m x 3.10m)

LANDING

BEDROOM ONE

12'8 x 9'6 (3.86m x 2.90m)

BEDROOM TWO

14'2 x 9'4 (4.32m x 2.84m)

BEDROOM THREE

8'8 x 7'2 (2.64m x 2.18m)

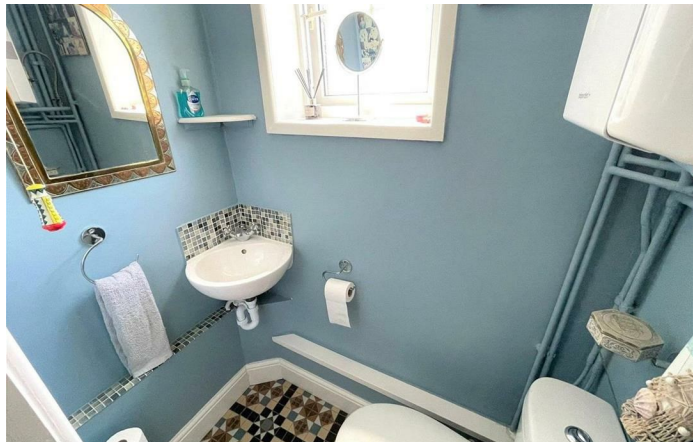
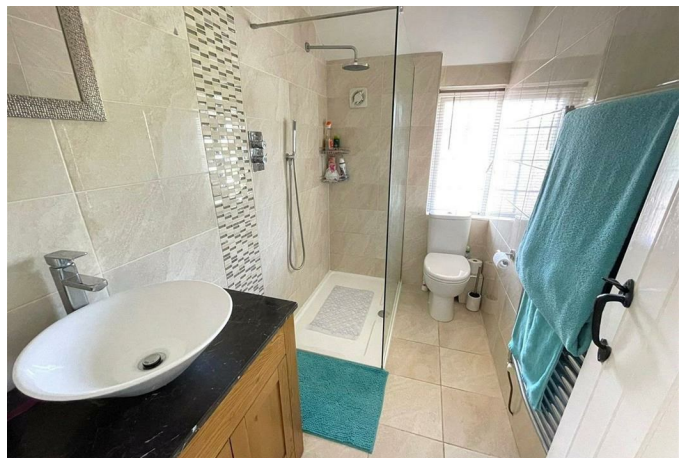
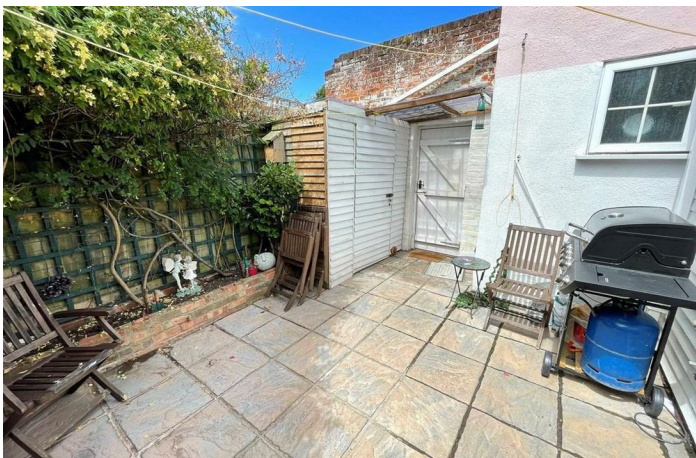
SHOWER ROOM

8'6 x 4'8 (2.59m x 1.42m)

OUTSIDE

ENCLOSED REAR GARDEN

ALLOCATED PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk