

GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.

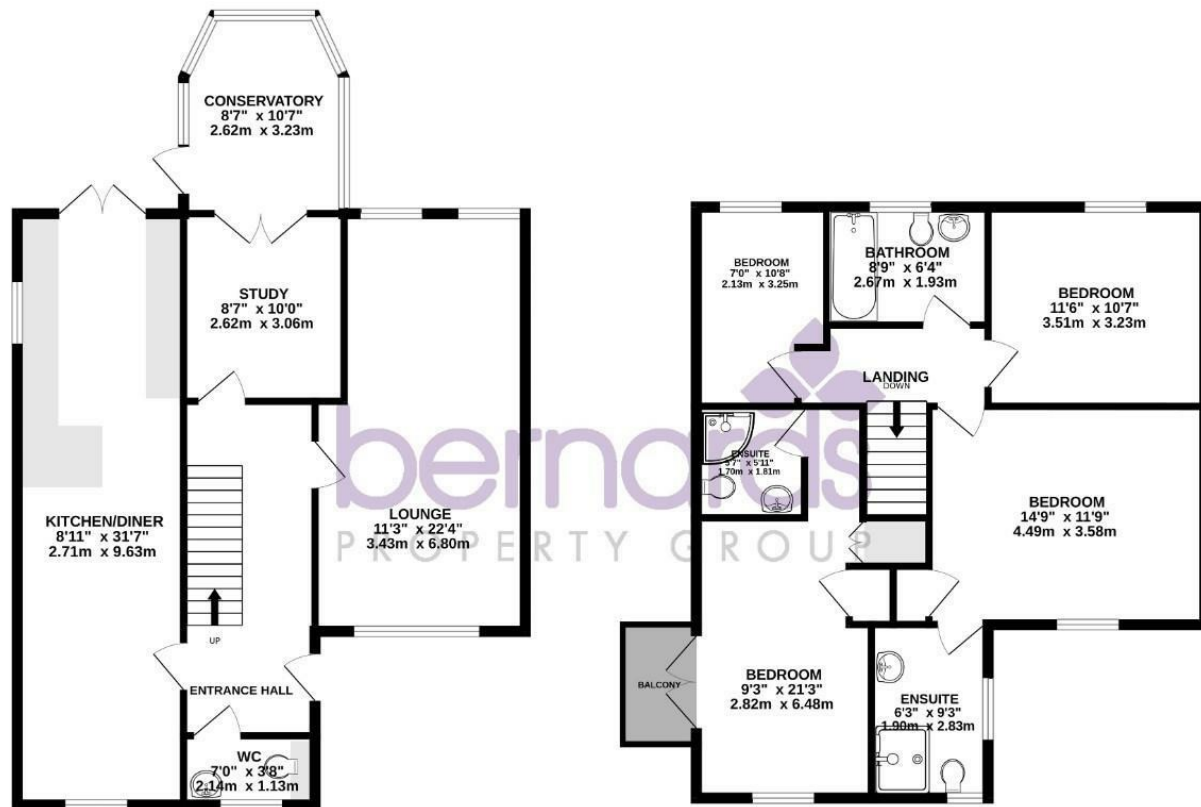
1ST FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



£2,100 Per Calendar Month

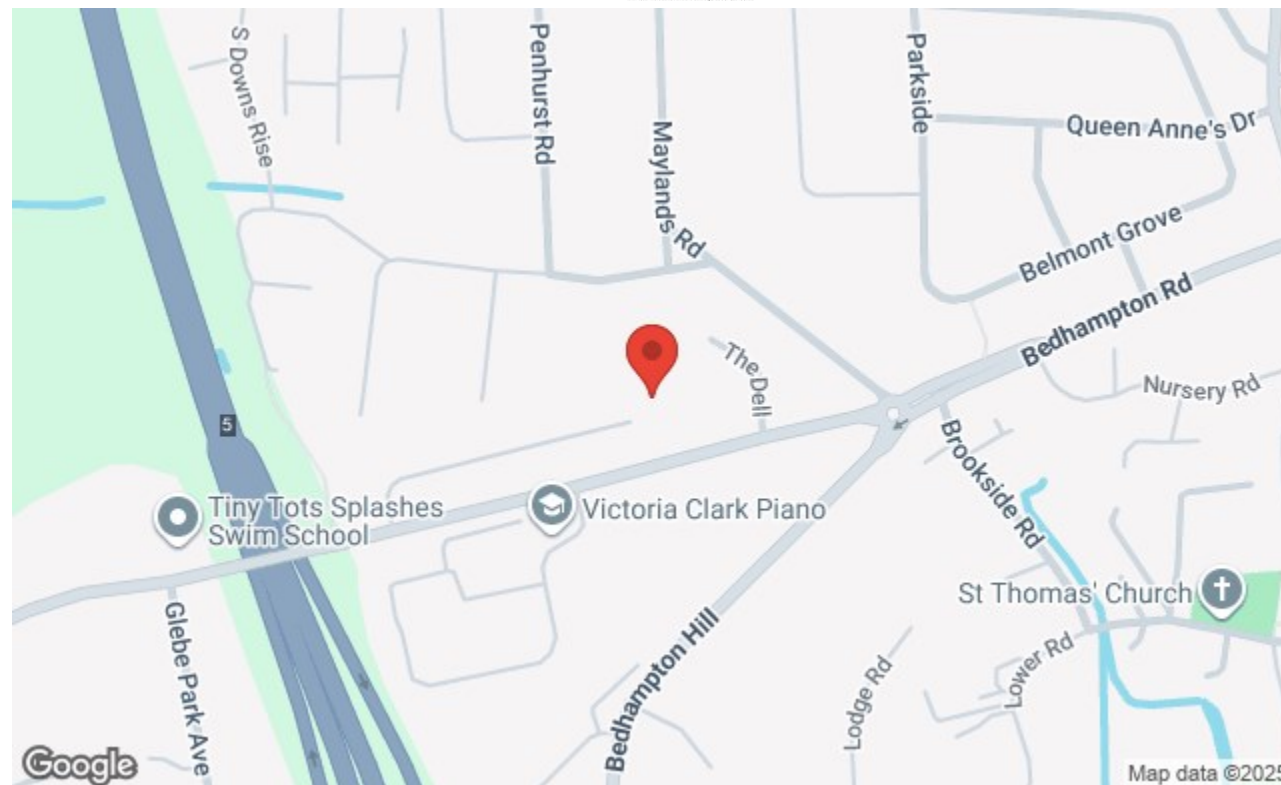
Pennant Hills, Havant PO9 3JZ

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THE ESTATE AGENTS



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



## HIGHLIGHTS

- ❖ DETACHED FOUR-BEDROOM FAMILY HOME
- ❖ TWO ENSUITES PLUS MAIN BATHROOM
- ❖ SPACIOUS LOUNGE AND KITCHEN DINER
- ❖ BRIGHT CONSERVATORY
- ❖ LARGE, PRIVATE REAR GARDEN
- ❖ SIDE ACCESS
- ❖ DOUBLE GARAGE
- ❖ BALCONY
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ WELL-PRESENTED THROUGHOUT

This detached house offers spacious and versatile living throughout, ideal for families seeking comfort and privacy. The property features four well-proportioned bedrooms, including two with their own ensuite bathrooms, as well as a beautifully presented main bathroom. The generous lounge provides a welcoming space for relaxation, while the open-plan kitchen diner is perfect for both everyday living and entertaining. A bright conservatory extends the living area, leading out to a large and private rear garden.

Additional highlights include side access, a double garage providing ample parking and storage, a driveway with space for up to four cars, a balcony that offers a lovely spot to unwind. Set in a peaceful cul-de-sac location, this home combines space, privacy, and convenience, making it an exceptional opportunity for those looking for a well-presented family residence.

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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.

## AVAILABLE DATE

Available November



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		
EU Directive 2002/91/EC		
England & Wales		

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