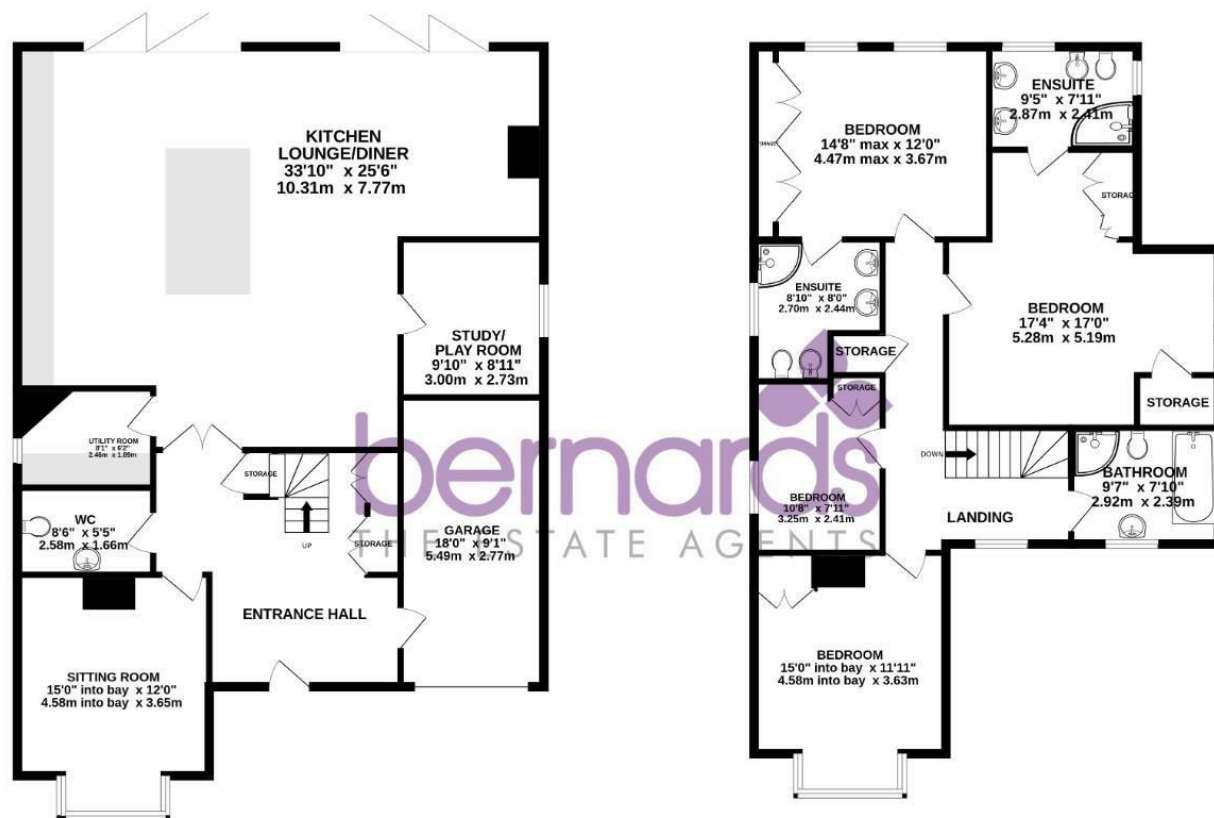


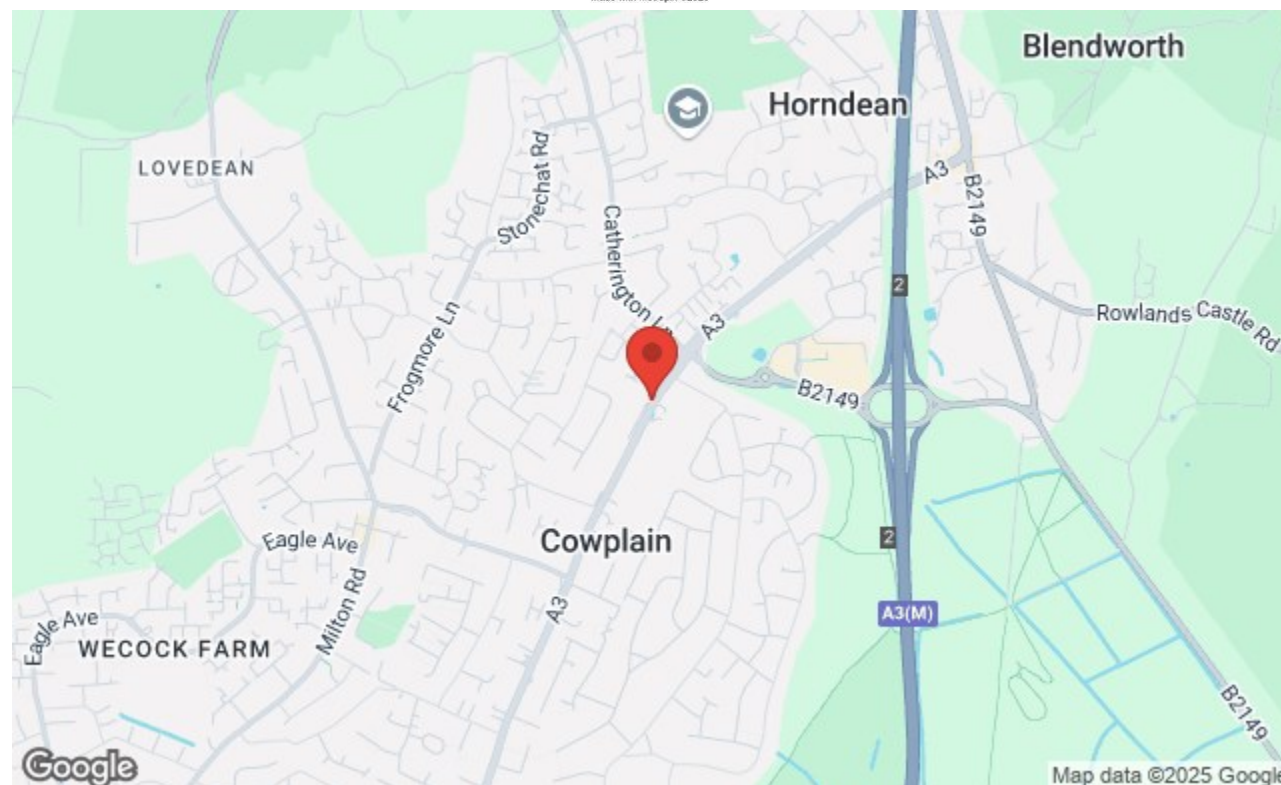
GROUND FLOOR  
1376 sq.ft. (127.8 sq.m.) approx.

1ST FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 2377 sq.ft. (220.8 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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TO  
LET

£3,500 Per Calendar Month

Portsmouth Road, Horndean PO8 9HP

bernards  
THE ESTATE AGENTS



4 4 2

## HIGHLIGHTS

- IMPRESSIVE FOUR BEDROOM DETACHED HOME
- GARAGE
- AMPLE PARKING
- STONE FLOORING
- MARBLE WORKTOPS
- GENEROUSLY SIZED GARDEN
- ELECTRIC BLINDS
- BESPOKE KITCHEN
- HIGH QUALITY FURNISHINGS THROUGHOUT
- WHITE GOODS & SEPERATE UTILITY AREA

Nestled on the charming Portsmouth Road in Horndean, this impressive detached house offers a perfect blend of modern luxury and classic elegance. Built in 1930, the property boasts a generous living space of 2,616 square feet, making it an ideal and impressive home.

As you enter, you are greeted by a solid wood staircase that adds a touch of sophistication to the entrance. The house features two reception rooms. The main reception is joint with the kitchen, providing ample space for both relaxation and entertaining. Stepping into the second reception is a cosy sitting room where modern design meets traditional charm. The focal point of the room is the stunning log-burning fire, providing a cosy ambiance and the perfect backdrop for relaxation. This room is the ideal retreat offering comfort and sophistication. The heart of the home is undoubtedly the bespoke, handmade kitchen, which is equipped with exquisite marble worktops. This culinary haven is designed for both functionality and style, making it a delight for any home chef.

The property comprises four well-appointed bedrooms, each offering a comfortable retreat for family members or guests. With four bathrooms, there is no need to worry about morning rush hours, ensuring convenience for everyone in the household.

One of the standout features of this home is the bifold doors that seamlessly connect the indoor living spaces to the outdoor area, allowing for an abundance of natural light and a wonderful flow for entertaining.

An additional benefit to the monthly rent is wifi included!

This remarkable property is perfect for those seeking a spacious and stylish home in a desirable location. With its blend of traditional charm and modern amenities, it is sure to impress anyone looking for a new place to call home.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**KITCHEN LOUNGE DINER**  
33'9" x 25'5" (10.31 x 7.77)

**UTILITY ROOM**  
8'1" x 6'2" (2.48 x 1.89)

**W.C**  
8'5" x 5'5" (2.58 x 1.66)

**SITTING ROOM**  
15'0" x 11'11" (4.58 x 3.65)

**GARAGE**  
18'0" x 9'1" (5.49 x 2.77)

**STUDY / PLAY ROOM**  
9'10" x 8'11" (3.00 x 2.73 )

**MAIN BEDROOM**  
17'3" x 17'0" (5.28 x 5.19)

**MAIN BEDROOM EN SUITE**  
9'4" x 7'10" (2.87 x 2.41)

**FAMILY BATHROOM**  
9'6" x 7'10" (2.92 x 2.39 )

**BEDROOM TWO**  
14'7" x 12'0" (4.47 x 3.67)

**BEDROOM TWO EN SUITE**  
8'10" x 8'0" (2.70 x 2.44)

**BEDROOM THREE**  
15'0" x 11'10" (4.58 x 3.63)

**BEDROOM FOUR**  
10'7" x 7'10" (3.25 x 2.41)

## 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.

## COUNCIL TAX BAND F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England & Wales		

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