

£2,200 PCM

Southwood Road, Hayling Island
PO11 9PT

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- DETACHED HOUSE WITH SPACIOUS LIVING AREAS
- LARGE OPEN KITCHEN LEADING TO DINING ROOM
- GARDEN ACCESS FROM DINING ROOM
- BIG LOUNGE CONNECTED TO LIVING SPACES
- EXTRA ROOM WITH SKYLIGHT + SECOND RECEPTION
- FOUR GOOD-SIZED BEDROOMS
- HALLWAY WITH BALCONY OVERLOOKING GARDEN
- BATHROOM UPSTAIRS + DOWNSTAIRS WC
- LARGE GATED DRIVEWAY
- GARAGE INCLUDED IN RENT

This detached house offers an abundance of living space throughout. The property features a large open kitchen that flows seamlessly into the dining room, with double doors leading directly out to the garden. Connected to both the kitchen and dining area is a generously sized lounge, providing a spacious and welcoming hub of the home. Off the lounge, you'll find an additional expansive room with a skylight that floods the space with natural light, as well as another separate reception room, giving you an exceptional amount of

versatile living space.

Upstairs, the property offers four well-proportioned bedrooms, all accessed from a bright hallway that opens onto a sizeable balcony overlooking the garden. The main bathroom is located on the first floor, and there is also a convenient downstairs WC.

Externally, the home benefits from a large gated driveway, offering both security and ample parking, and a garage which is included within the property and the rental price.

Call today to arrange a viewing
02392 232 888
www.bernardsea.co.uk





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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 Now



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		



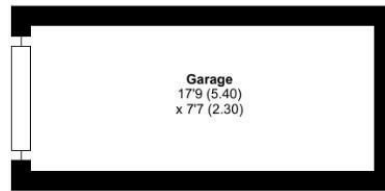
Southwood Road, Hayling Island, PO11

Approximate Area = 1630 sq ft / 151.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1764 sq ft / 163.8 sq m

For identification only - Not to scale

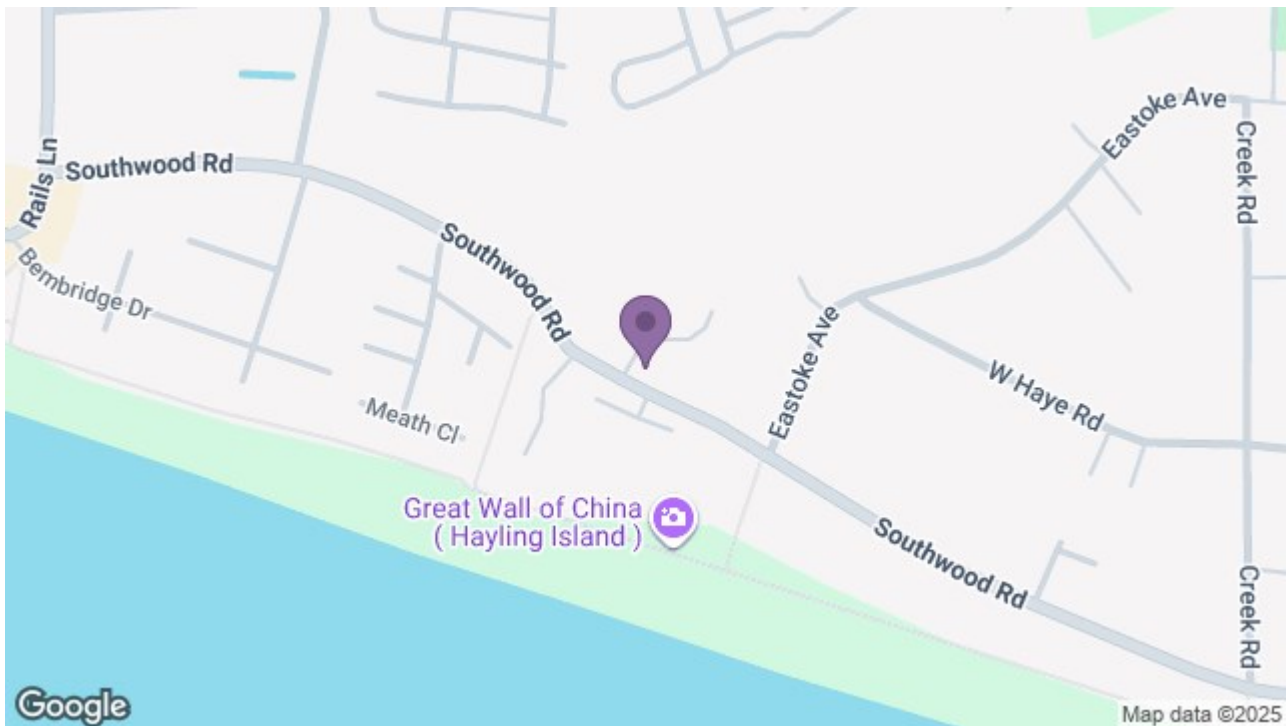


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1381486



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