



## 48 DELAMERE ROAD

SOUTHSEA, PO4 0JB

£2,700 PCM

STUDENT PROPERTY FOR 2026/2027 \*\* SUPERB and SPACIOUS 6 DOUBLE BEDROOM HOUSE OVER THREE FLOORS, located near the EVER POPULAR ALBERT ROAD with its ABUNDANCE of BARS, RESTAURANTS, UNIQUE SHOPS and the UNIVERSITY BUS STOP. The property consists of a SOUTH FACING LOUNGE with DOORS to GARDEN, KITCHEN with BUILT-IN GAS HOB/ELECTRIC OVEN with EXTRACTOR FAN OVER, UPSTAIRS BATHROOM with SHOWER and on the Upper Level, a SHOWER ROOM and SEPARATE W.C., and has the BENEFIT of REAR PEDESTRIAN ACCESS, GAS CENTRAL HEATING and DOUBLE GLAZING. HIGHLY RECOMMENDED.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Lettings  
 97 Albert Road  
 Southsea  
 Hampshire  
 PO5 2SG

02392 830888  
 lettings@christieuk.com  
 www.christieuk.com

