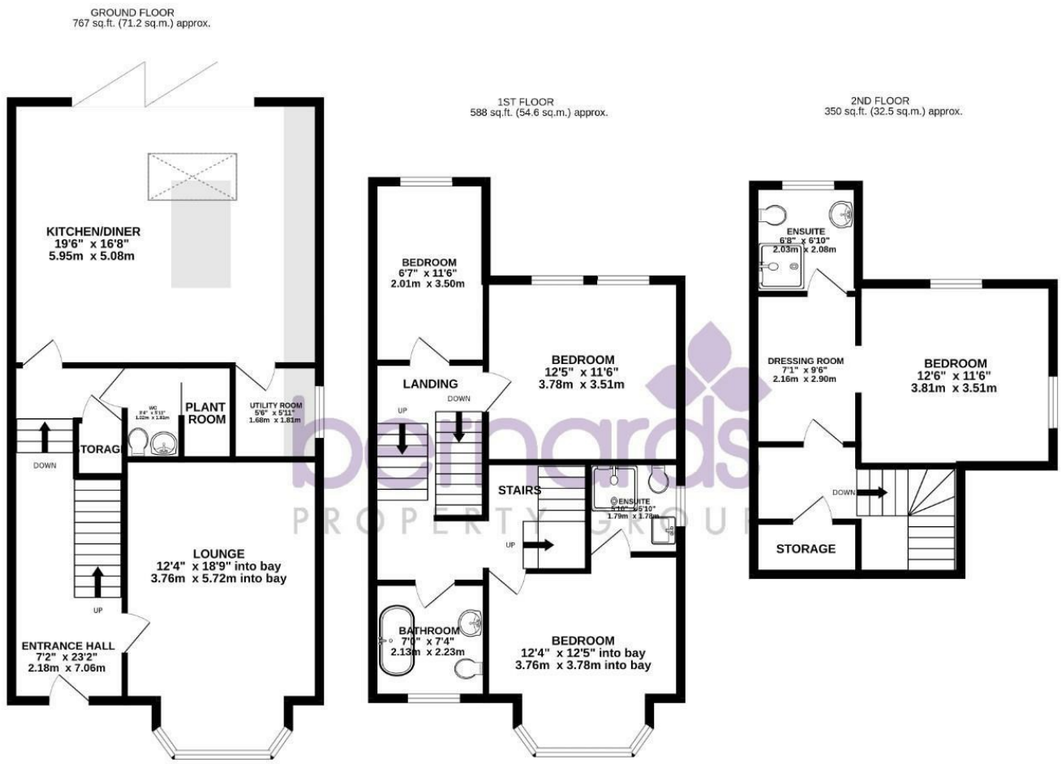

TOTAL FLOOR AREA : 1704 sq.ft. (158.4 sq.m.) approx.

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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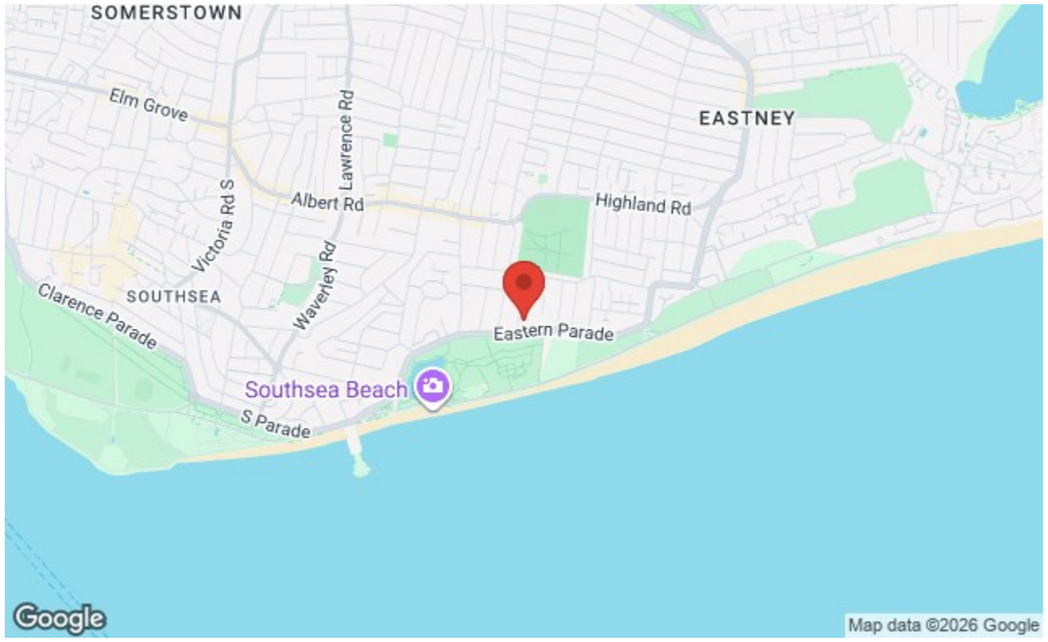


TO LET

£3,500 Per Calendar Month

Spencer Road, Southsea PO4 9RN

bernards
THE ESTATE AGENTS

4 3 2

HIGHLIGHTS

- AVAILABLE TO VIEW AS SOON AS POSSIBLE
- EXCLUSIVE DEVELOPMENT
- REQUESTED COASTAL LOCATION
- WALKING DISTANCE TO SEAFRONT
- 4 BEDROOM HOME
- OFF STREET PARKING
- HIGH SPECIFICATION FINISH
- STUNNING OPEN PLAN KITCHEN
- EN-SUITE AND DRSSING ROOM
- IDEAL FAMILY HOME

Nestled in the highly sought-after Spencer Road in Southsea, this stunning new build end terrace house offers a perfect blend of modern luxury and comfortable living. Spanning an impressive 1,704 square feet, this property boasts four spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

As you enter, you are greeted by an impressive enterance hallway. Two inviting reception rooms provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the open-plan kitchen, which features bi-fold doors that seamlessly connect the indoor and outdoor spaces, allowing for an abundance of natural light. The kitchen is equipped with high-quality fitted appliances, ensuring that both cooking and entertaining are a delight.

The property also benefits from parking for two vehicles, a rare find in such a desirable location. With its contemporary design and high specification finishes, this home is perfect for those seeking a luxurious lifestyle in a vibrant community.

Whether you are enjoying a quiet evening in one of the reception rooms or hosting friends and family in the spacious kitchen, this property offers a wonderful environment for modern living. Don't miss the opportunity to make this exceptional house your new home in Southsea.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

GROUND FLOOR

LOUNGE
18'9' x12'4" (5.72m' x3.76m")

KITCHEN /DINER
19'6" x 16'8" (5.94m" x 5.08m")

UTILITY ROOM
5'11" x 5'6" (1.80m" x 1.68m")

WC / PLANT ROOM

FIRST FLOOR

BEDROOM 2
12'5" x 12'4" (3.78m" x 3.76m")

EN-SUITE SHOWER ROOM

BEDROOM 3
12'5" x 11'6" (3.78m" x 3.51m")

BEDROOM 4
11'6" x 6'7" (3.51m" x 2.01m")

FAMILY BATHROOM
7'4" x 7'0" (2.24m" x 2.13m")

SECOND FLOOR

BEDROOM 1
12'6" x 11'6" (3.81m" x 3.51m")

DRESSING ROOM
9'6" x 7'1" (2.90m" x 2.16m")

EN-SUITE SHOWER ROOM
6'10" x 6'8" (2.08m" x 2.03m")

COUNCIL TAX BAND X
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

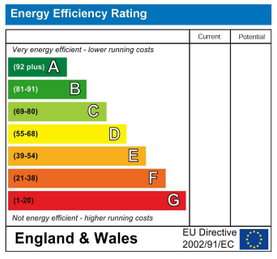
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.



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