

£1,250 Per Month

Esslemont Road, Southsea PO4 0ES

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FAMILY HOME
- ❖ FRESHLY DECORATED
- ❖ NEW CARPETS THROUGHOUT
- ❖ TWO RECEPTION ROOMS
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ SOUTHSEA LOCATION
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE BEDROOMS
- ❖ CLOSE TO LOCAL AMENITIES
- AVAILABLE NOW

Situated in the charming area of Southsea, this two-bedroom family home on Esslemont Road offers a perfect blend of comfort and style. Recently refreshed with new decorations and carpets throughout, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, ideal for family gatherings or quiet evenings. The second reception room provides additional space, perfect for a playroom, study, or dining area, catering to your family's needs.

The two well-proportioned bedrooms offer a peaceful retreat. The bathroom is conveniently located, providing all the necessary amenities for modern living.

The Southsea location is a significant highlight, known for its vibrant community and proximity to local amenities, parks, and the beautiful coastline.

In summary, this freshly decorated two-bedroom house on Esslemont Road is an excellent opportunity for families seeking a comfortable and inviting home in a desirable area. Don't miss the chance to view this lovely property.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

Right to Rent Checks

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.

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 e.g. change of sharer (capped at £50 or, if higher, any

reasonable costs);

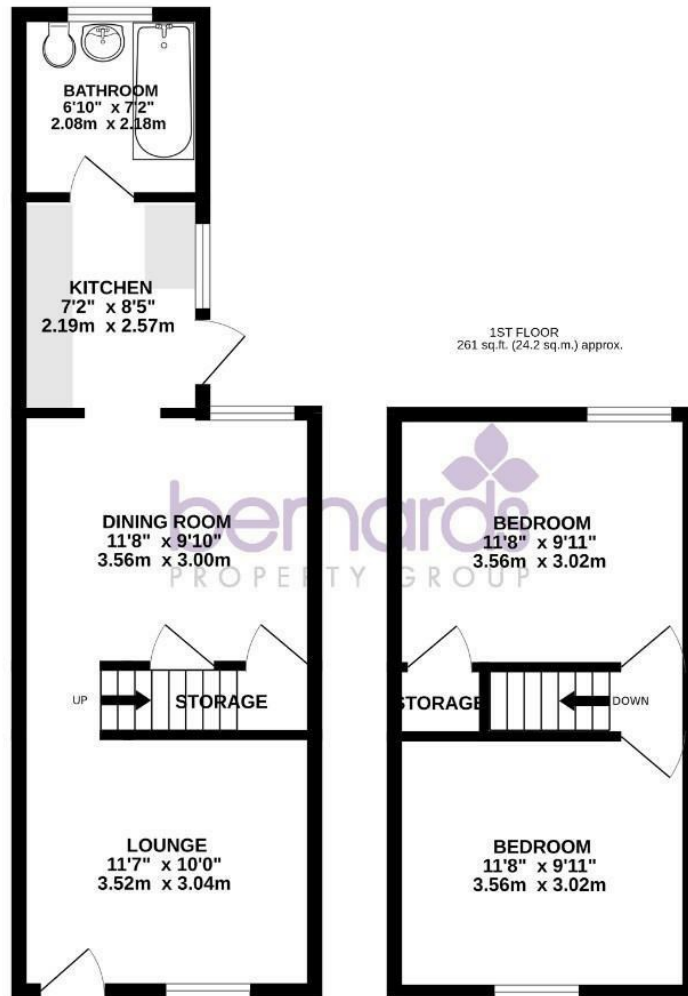
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	61	79
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.

BEDROOM
11'8" x 9'11"
3.56m x 3.02m

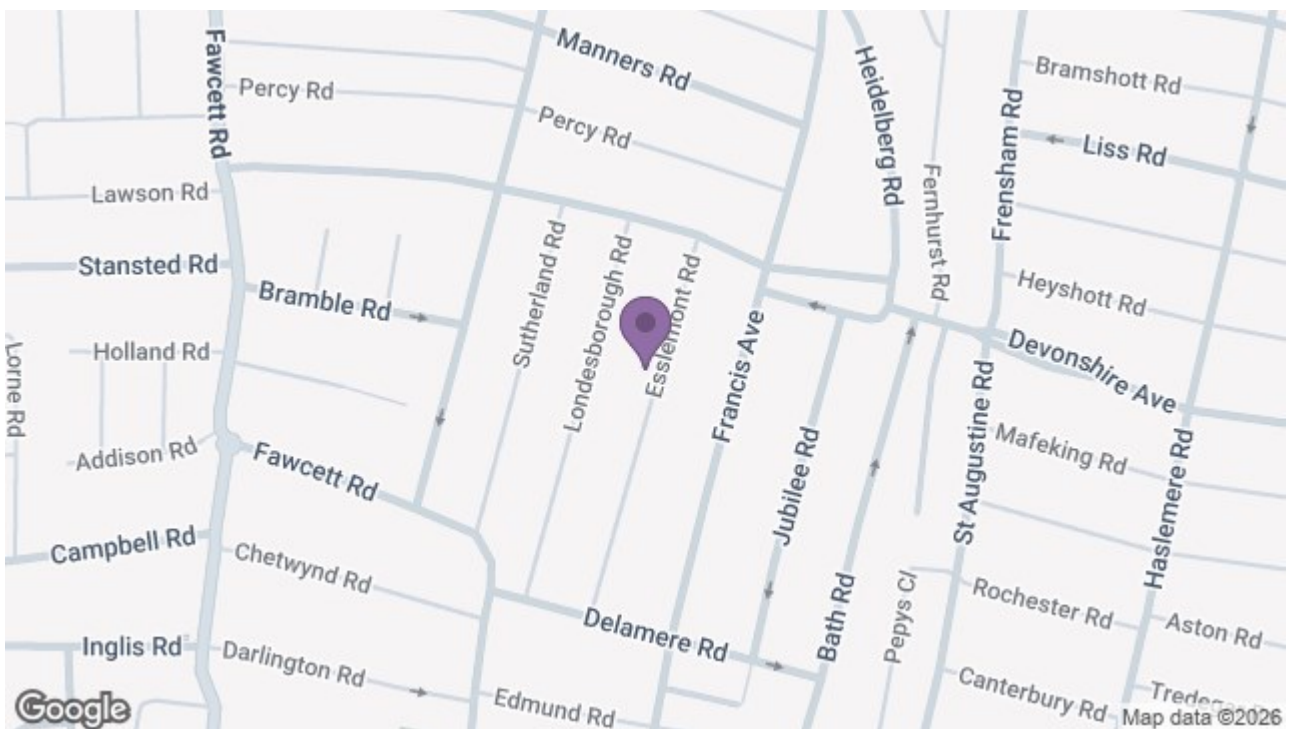
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TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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