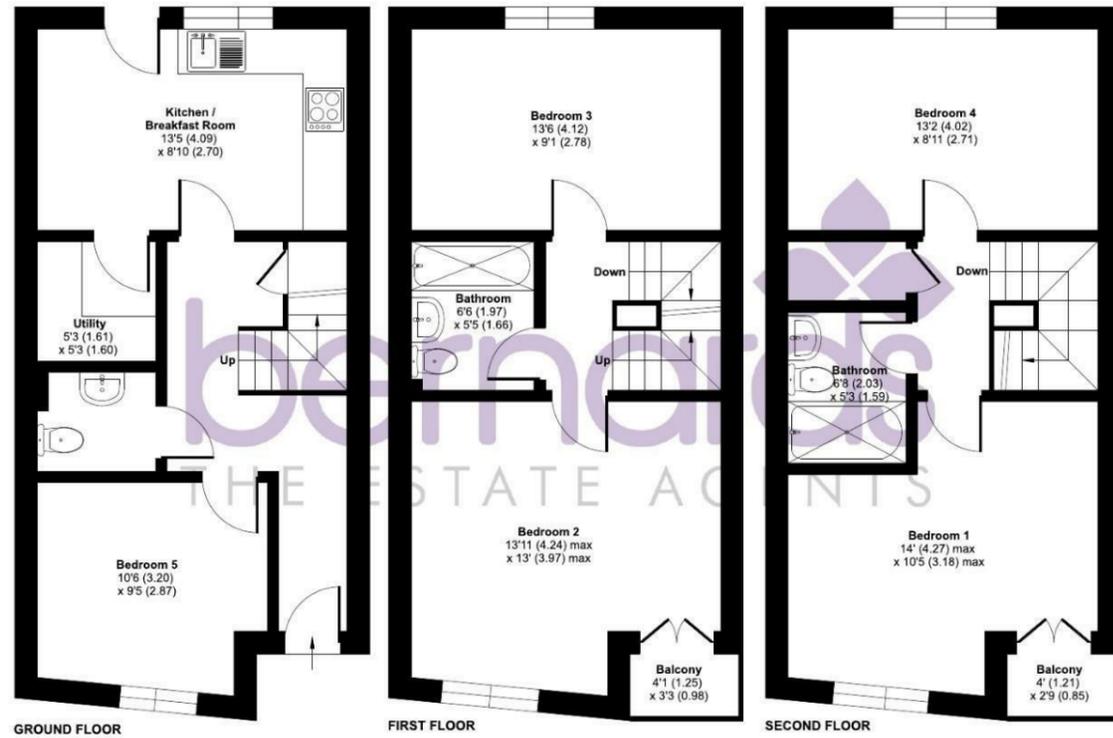


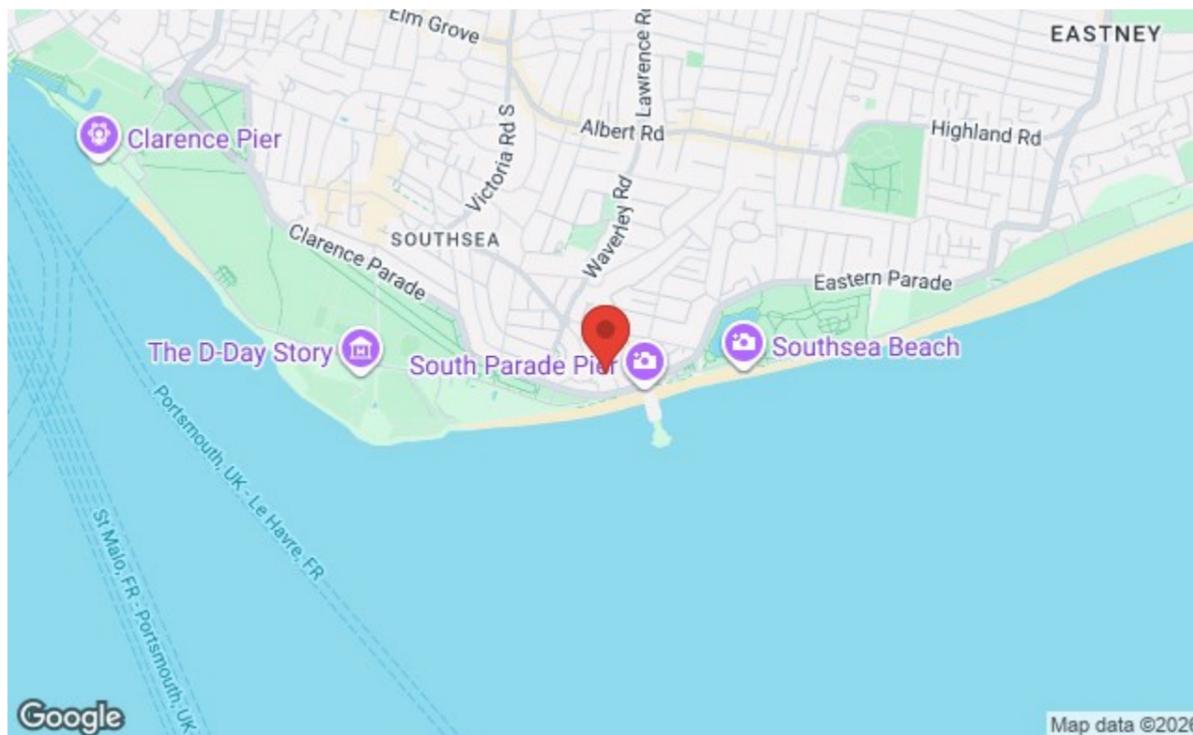


James Terrace, Clarendon Road, Southsea, PO4

Approximate Area = 1152 sq ft / 107 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1425167



£1,650 Per Calendar Month

Clarendon Road, Southsea PO4 0SG



HIGHLIGHTS

- FOUR BEDROOM TOWNHOUSE
- FLEXIBLE LAYOUT
- MODERN KITCHEN WITH SEPERATE UTILITY ROOM
- TWO BATHROOMS + W.C.
- OFF STREET, ALLOCATED PARKING
- CENTRAL SOUTHSEA LOCATION
- SHORT WALK TO SEAFRONT & LOCAL AMENITIES
- TWO BALCONIES
- NEUTRALLY DECORATED THROUGHOUT
- OFFERED UNFURNISHED WITH WHITE GOODS

Nestled on the charming Clarendon Road in Southsea, this delightful four-bedroom townhouse presents an excellent opportunity for those seeking a comfortable and spacious family home. Just a short stroll from the picturesque seafront, this property is ideally situated for enjoying the coastal lifestyle that Southsea has to offer.

Upon entering, you will find a well-proportioned reception or bedroom to the ground floor that provides a welcoming space. The townhouse boasts four generously sized bedrooms, perfect for accommodating family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all. There is also a W.C. situated to the ground floor of the property.

The property is neutrally decorated throughout, allowing you to easily personalise the space to

your taste. Offered unfurnished, it provides a blank canvas for you to create your ideal home. The kitchen comes equipped with essential white goods, making it functional and ready for your culinary adventures.

One of the standout features of this townhouse is the presence of two balconies, which offer lovely outdoor spaces to enjoy fresh air and sunshine. Additionally, off-street parking is available, providing a practical solution for those with vehicles.

This townhouse in Southsea is not just a home; it is a lifestyle choice, combining comfort, convenience, and coastal charm. If you are looking to settle down in a comfortable and practical home, this property is sure to impress. Do not miss the chance to make this lovely townhouse your own.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



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.

COUNCIL TAX BAND: D

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.



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			
England & Wales		EU Directive 2002/91/EC	

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