

£1,000 Per Calendar Month

Salisbury Road, Southsea PO4 9QY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM, TOP FLOOR FLAT
- ❖ AVAILABLE FROM JAN 2026
- ❖ IDEAL FOR PROFESSIONAL COUPLE
- ❖ ONE DOUBLE BEDROOM, ONE SINGLE BEDROOM
- ❖ MODERN BATHROOM
- ❖ OPEN PLAN KITCHEN LIVING ROOM DINER
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ SHORT WALK TO BEACH & AMENITIES
- ❖ NEUTRALLY DECORATED THROUGHOUT

Nestled in the heart of Southsea, this charming top-floor flat on Salisbury Road offers a delightful living experience in a vibrant community. Spanning an impressive 689 square feet, this two-bedroom conversion flat is perfect for those seeking a comfortable and stylish home.

You will find a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The flat features a generously sized double bedroom, ideal for restful nights, alongside a cosy single bedroom that can serve as a guest room or a study. The property is neutrally decorated throughout, allowing you to easily personalise the space to your taste.

The location is truly a highlight, with the bustling

amenities of central Southsea just a stone's throw away. Enjoy the convenience of local shops, cafes, and parks, all within easy reach. This flat is set to be available from January 2026, making it an excellent opportunity for those looking to secure a home in this sought-after area.

If you are a young professional, or looking to downsize, this flat offers a perfect blend of comfort and convenience. Do not miss the chance to make this lovely property your new home.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Council Tax Band A

## 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.

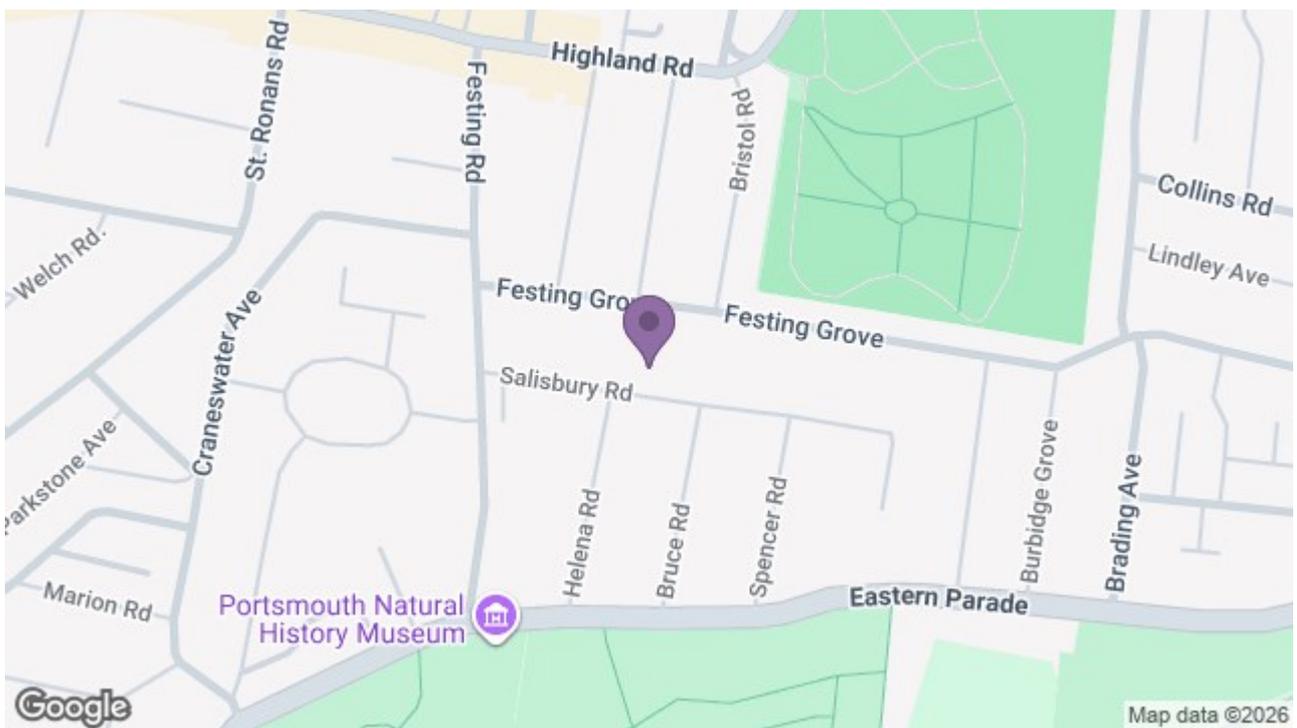
## Right to Rent

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.



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	





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