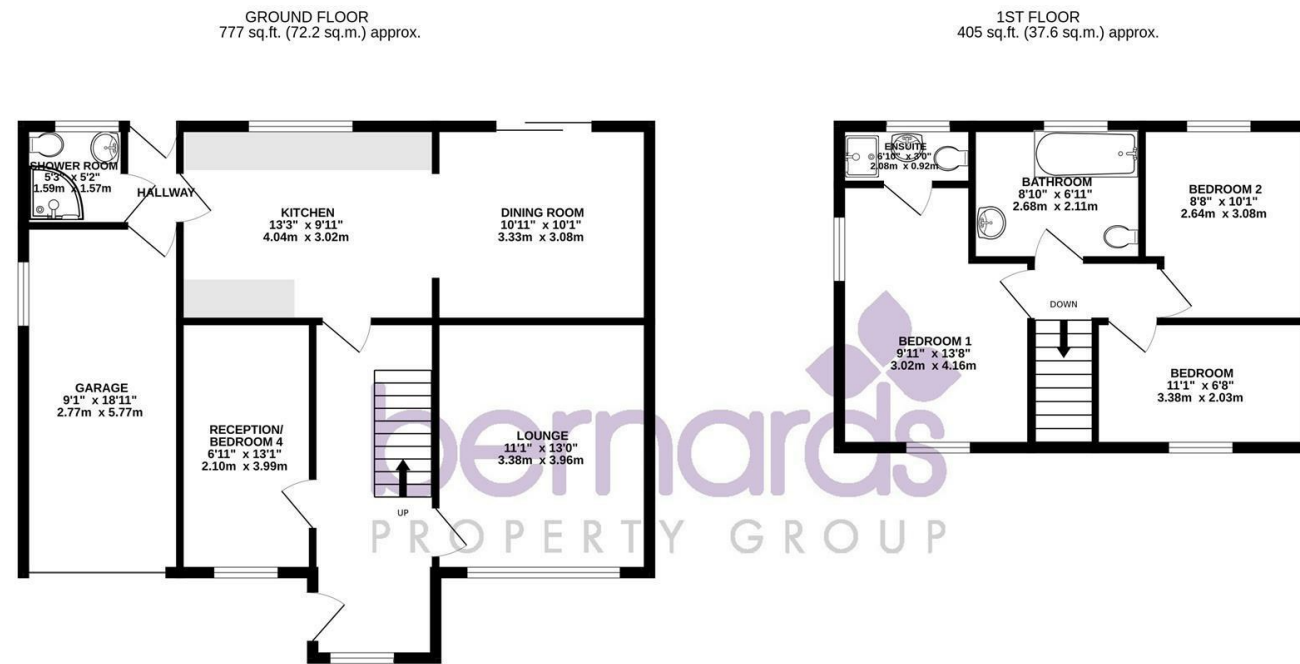




£2,000 Per Calendar Month

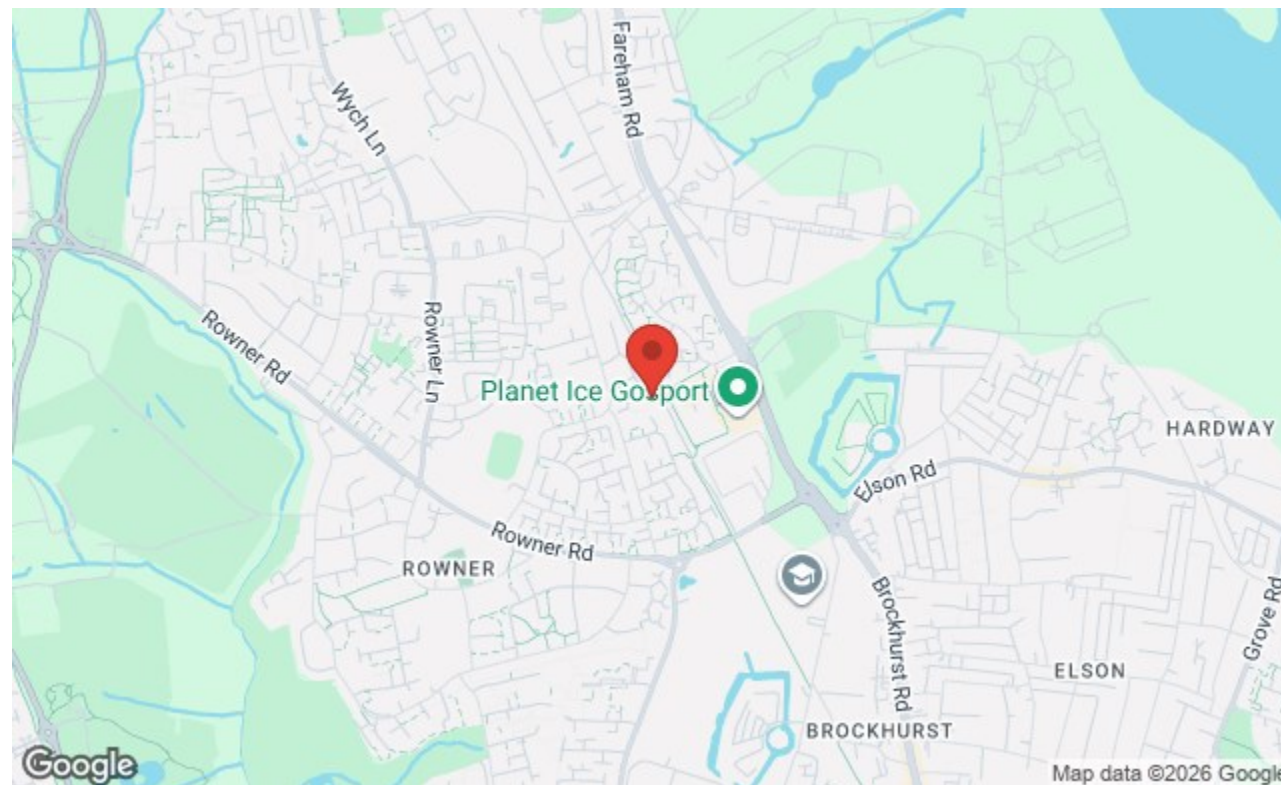
Ashdown, Gosport PO13 0DF

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 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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HIGHLIGHTS

- SEMI DETACHED FAMILY HOME
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GARAGE
- DOWNSTAIRS SHOWERROOM
- UPSTAIRS FAMILY BATHROOM
- ENSUITE TO MASTER
- LARGE OPEN PLAN KITCHEN/DINER
- FULLY REFURBISHED THROUGHOUT
- CLOSE TO BROCKHURST GATE SHOPS
- SEPERATE LIVING ROOM

This beautifully refurbished four-bedroom semi-detached family home is finished to an excellent standard throughout and is conveniently located close to Brockhurst Road shops and other local amenities. The ground floor features a bright and spacious open-plan kitchen/diner, a separate living room, a modern downstairs shower room, and a downstairs bedroom.

Upstairs, the property offers three well-proportioned bedrooms, including a master with en-suite,

along with a contemporary family bathroom. Externally, the home benefits from a large private rear garden, a garage, and a double driveway providing ample off-road parking. Gas central heating is installed throughout, ensuring comfort year-round.

Available from late February, this property presents an excellent opportunity for families seeking a modern, spacious home in a convenient location.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

TENANT FEES

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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