

£1,200 Per Month

Sutherland Road, Southsea PO4 0EZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO SPACIOUS RECEPTION ROOMS
- ❖ GOOD SIZE KITCHEN
- ❖ DOWNSTAIRS BATHROOM
- ❖ REAR PRIVATE GARDEN
- ❖ AVAILABLE TO RENT NOW
- ❖ UNFURNISHED
- ❖ GAS CENTRAL HEATING
- ❖ CENTRAL SOUTHSEA LOCATION

Nestled on the charming Sutherland Road in Southsea, this delightful mid-terrace house offers a perfect blend of character and modern living. This property retains its period charm while providing a comfortable and inviting atmosphere. The home features two well-proportioned reception rooms, ideal for both relaxation and entertaining.

The property boasts two spacious bedrooms, providing ample space for a small family or professionals seeking a comfortable living arrangement. The bathroom is conveniently located, ensuring ease of access for all residents. The good-sized kitchen, situated adjacent to the second reception room, is perfect for culinary enthusiasts and family gatherings alike.

One of the standout features of this home is the rear private garden, offering a tranquil outdoor space for gardening, relaxation, or al fresco dining. The garden is a wonderful addition, providing a slice of nature in the heart of the city.

Located in a good central area, this property benefits from easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate convenience and community. This two up two down terraced house is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this charming property your new home.

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





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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.

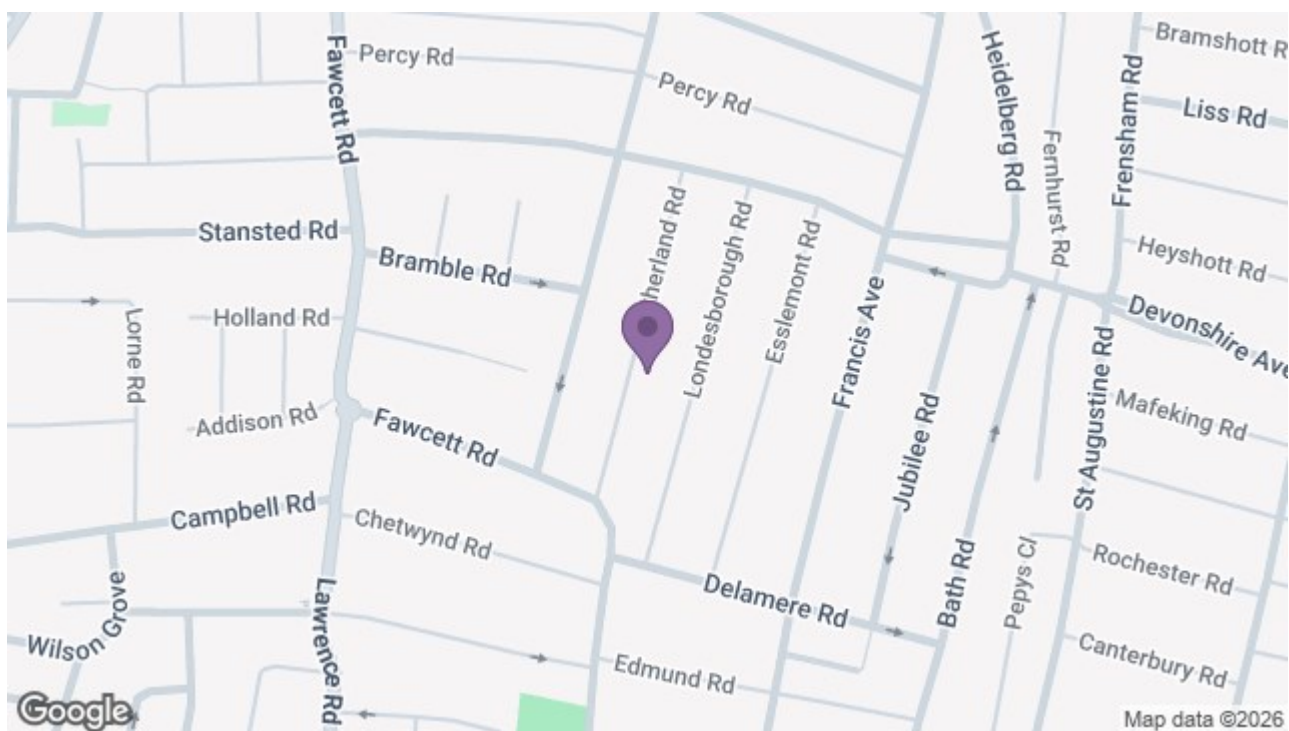
Right to Rent

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.



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		
EU Directive 2002/91/EC		
England & Wales		





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