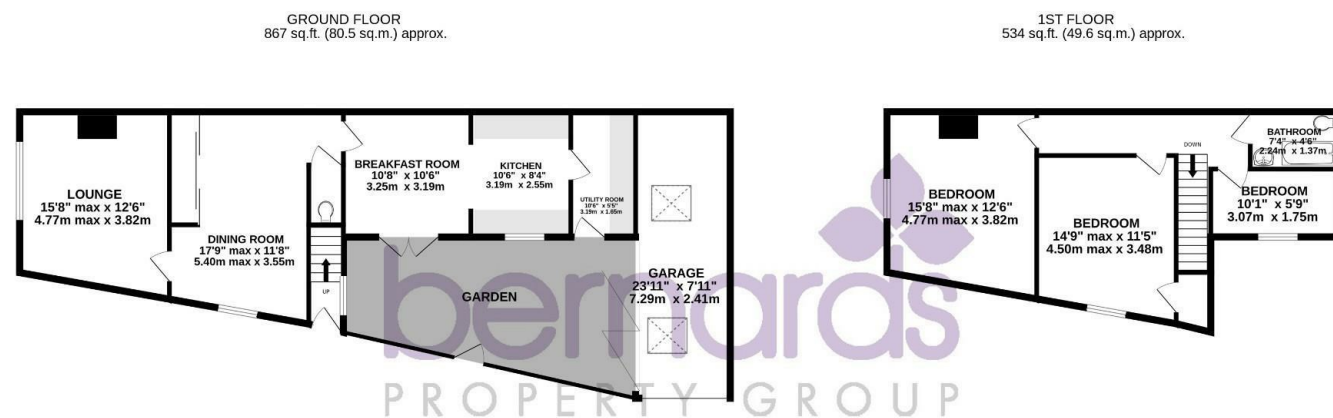




£1,700 Per Calendar Month

St. Augustine Road, Southsea PO4 9AE



TOTAL FLOOR AREA: 1401 sq.ft. (130.1 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

- ❖ THREE BEDROOM END OF TERRACE
- ❖ GARAGE
- ❖ UPSTAIRS BATHROOM
- ❖ TWO SPACIOUS RECEPTION ROOMS
- ❖ AMPLE STORAGE IN RECEPTION
- ❖ IDEAL FAMILY HOME
- ❖ SUNTRAP GARDEN
- ❖ SPACIOUS AND CONVENIENT KITCHEN DINER
- ❖ SEPERATE UTILITY
- AVAILABLE FROM DECEMBER 2026

Nestled on the charming St. Augustine Road in Southsea, this delightful end terrace house presents an excellent opportunity for families seeking a well-appointed home. Boasting a corner plot, the property offers a sense of space and privacy that is often hard to find in urban settings.

Inside, you will discover two inviting reception rooms, perfect for both relaxation and entertaining. The layout is designed to provide a warm and welcoming atmosphere, making it an ideal space for family gatherings or quiet evenings at home. The house features two generously sized bedrooms, and third smaller bedroom, still offering enough space for a double bed. The property ensures ample accommodation for family members or guests.

The well-maintained bathroom is conveniently located upstairs, providing easy access for all.

The property also includes a garage, offering secure parking and additional storage options, which is a valuable asset in this bustling area.

Outside, the courtyard provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This end terrace house is not only well-presented but also offers a practical and comfortable living environment, making it an ideal choice for families looking to settle in Southsea.

With its combination of space, convenience, and charm, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



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 B

Local Authority Portsmouth
Local authority reference number 177507020200
Council Tax band B
Improvement indicator No
With effect from 1 April 1993

Mixed-use property No
Court code None



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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