

£1,450 Per Month

Staunton Street, Portsmouth PO1 4EJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM FAMILY HOME
- CITY CENTER LOCATION
- IDEALLY SITUATED CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- OFFERED UNFURNISHED THROUGHOUT
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO SPACIOUS RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- AVAILABLE IMMEDIATELY
- MODERN KITCHEN & BATHROOMS

Nestled in the heart of Portsmouth on Staunton Street, this charming end-terrace house offers a perfect blend of comfort and convenience.

Spanning an impressive 1,152 square feet, the property is well presented and features a neutral decor throughout.

The house boasts three generously sized double bedrooms, providing ample space for relaxation and rest. The two spacious reception rooms are perfect for entertaining guests or enjoying family time, ensuring that you have plenty of room.

With two well-appointed bathrooms, this offers convenience for a family with one shower room to the ground floor, and family bathroom upstairs. The property is unfurnished and

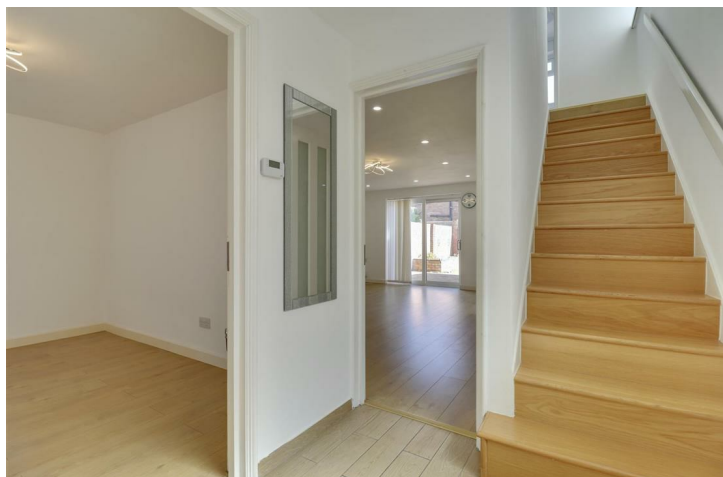
available for immediate occupancy, allowing you to move in and make it your own without delay.

Situated in the city centre, this residence offers unparalleled convenience, with local amenities, shops, and transport links just a stone's throw away. Whether you are a family looking for a new home or professionals seeking a comfortable living space, this property is sure to impress.

Do not miss the opportunity to view this delightful three-bedroom house in Portsmouth, where comfort and city living come together seamlessly.

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

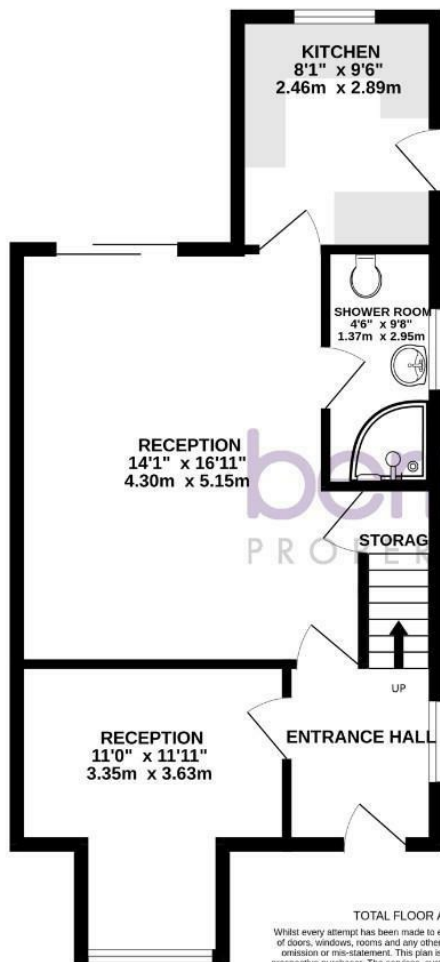
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



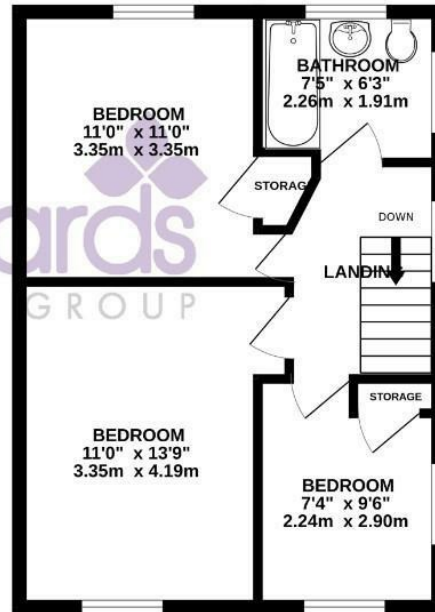
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

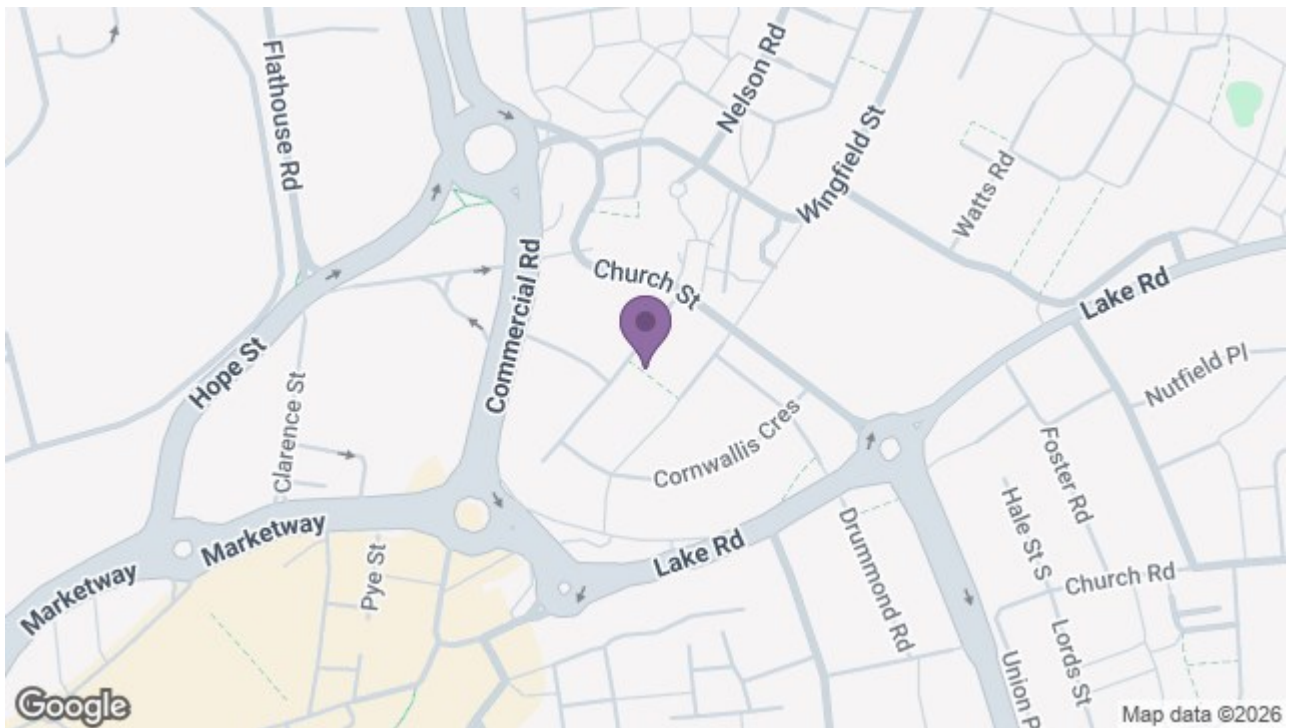


1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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