

£3,250 Per Calendar Month

Spencer Road, Southsea PO4 9RN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE TO VIEW IMMEDIATELY
- ◆ EXCLUSIVE DEVELOPMENT
- ◆ REQUESTED COASTAL LOCATION
- ◆ WALKING DISTANCE TO SEAFRONT
- ◆ 3 BEDROOM HOME
- ◆ OFF STREET PARKING
- ◆ HIGH SPECIFICATION FINISH
- ◆ STUNNING OPEN PLAN KITCHEN
- ◆ EN-SUITE FACILITIES
- ◆ IDEAL FAMILY HOME

Nestled in the desirable area of Southsea on Spencer Road, this stunning semi-detached house is a remarkable new build that offers modern living at its finest. With three well-proportioned bedrooms and two stylish bathrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by an impressive entrance hall that sets the tone for the luxury that awaits. The ground floor boasts a separate lounge, providing a cosy retreat for relaxation. The heart of the home is undoubtedly the open-plan kitchen, which features bi-fold doors that seamlessly connect the indoor space to the garden, creating an ideal setting for entertaining or enjoying the outdoors.

Spread over three floors, this property has been designed with a high specification finish, ensuring that every detail has been thoughtfully considered. The integrated high-quality appliances in the kitchen make cooking a pleasure, while the overall layout offers both functionality and style.

Additionally, the property benefits from parking for one vehicle, a valuable asset in this sought-after location. With its blend of contemporary design and practical features, this home is a rare find in Southsea. Do not miss the opportunity to make this exquisite property your own.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

18'4" x 12'9" max (5.59m" x 3.89m" max)

WC

UTILITY ROOM

6'10" x 4'10" (2.08m" x 1.47m")

KITCHEN / DINER

16'3" x 16'3" (4.95m" x 4.95m")

FIRST FLOOR

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

11'7" x 8'4" (3.53m" x 2.54m")

FAMILY BATHROOM

2ND FLOOR

STORAGE CUPBOARD

BEDROOM 3

12'9" x 11'9" (3.89m" x 3.58m")

Council Tax Band - TBC BAND TBC

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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

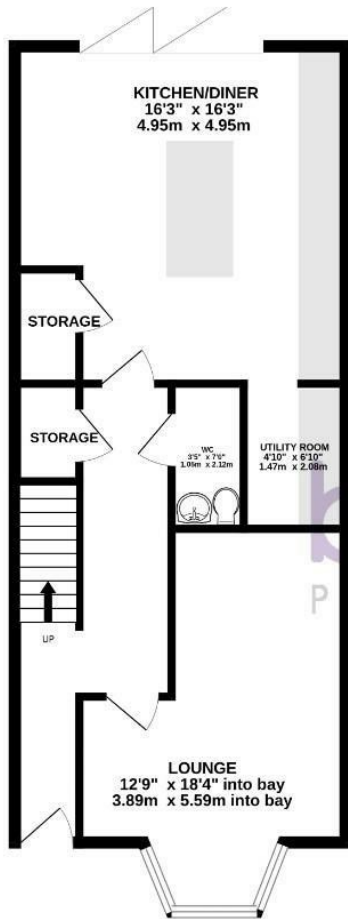
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



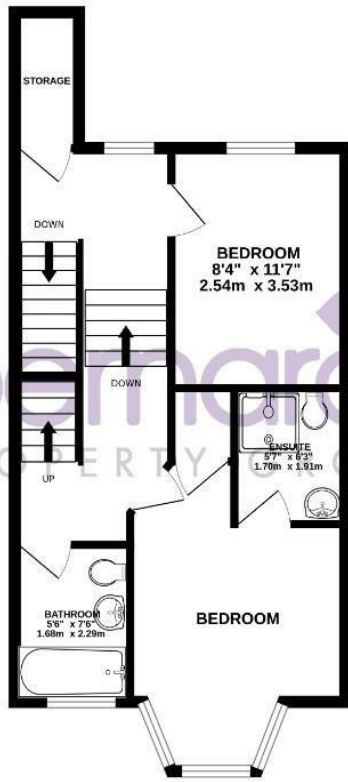
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

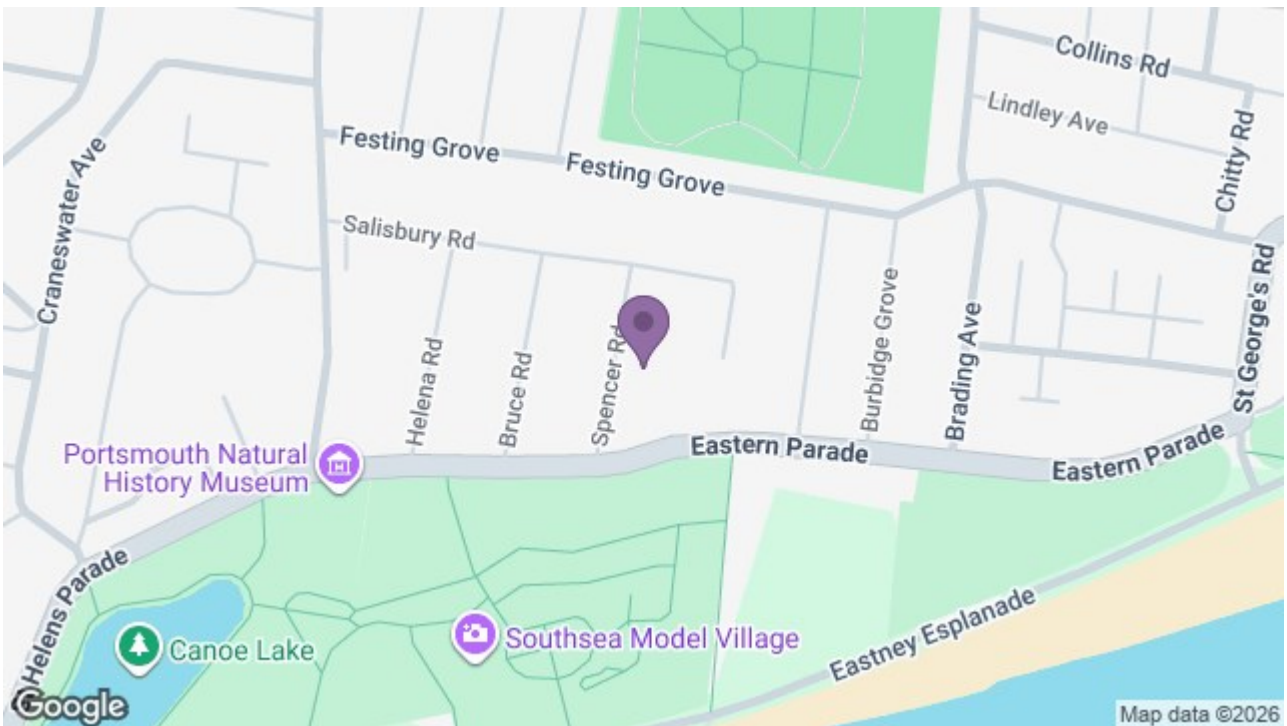


2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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