

£3,300 Per Month

Spencer Road, Southsea PO4 9RN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE FROM SEPTEMBER OR OCTOBER
- ❖ EXCLUSIVE DEVELOPMENT
- ❖ REQUESTED COASTAL LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ FOUR BEDROOM HOUSE
- ❖ OFF STREET PARKING
- ❖ HIGH SPECIFICATION FINISH
- ❖ STUNNING OPEN PLAN KITCHEN
- ❖ EN-SUITE AND DRESSING ROOM
- ❖ IDEAL FAMILY HOMES

Nestled in the desirable Spencer Road, Southsea, this brand new high specification terraced house offers a perfect blend of modern living and comfort. With its contemporary interior, this property is designed to meet the needs of today's families.

Upon entering, you are welcomed into a spacious entrance hallway, to the right a lovely lounge featuring built-in alcoves with stylish lighting and a charming bay window that fills the space with natural light. The ground floor also boasts a convenient downstairs W.C. and a separate utility room equipped with a washer and dryer, ensuring practicality for everyday living.

The heart of the home is the open plan kitchen diner, which is perfect for entertaining and family gatherings. This space is enhanced by bi-fold doors that seamlessly connect the indoors to the rear

garden, allowing for a delightful flow of fresh air and light. A skylight further brightens this area, creating a warm and inviting atmosphere.

The property comprises four well-proportioned bedrooms, providing ample space for family or guests. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

For those with vehicles, the property offers driveway parking for two cars, a valuable feature in this sought-after location. Just a stone's throw from the beautiful Southsea seafront, residents can enjoy the vibrant coastal lifestyle, with its array of shops, cafes, and recreational activities.

This stunning home on Spencer Road is an exceptional opportunity for anyone looking to embrace modern, luxury living in a prime location. Don't miss your chance to make it your own.

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





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



PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

18'7" x 12'2" (5.66m" x 3.71m")

WC / UTILITY

6'9" x 5'8" (2.06m" x 1.73m")

KITCHEN / DINER

20'10" x 16'9" (6.35m" x 5.11m")

PLANT ROOM

FIRST FLOOR

BEDROOM 1

EN-SUITE

11'8" x 2'7" (3.56m" x 0.79m")

BEDROOM 2

12'4" x 12'1" (3.76m" x 3.68m")

BATHROOM

7'3" x 7'3" (2.21m" x 2.21m")

BEDROOM 3

7'8" x 6'5" (2.34m" x 1.96m")

STORAGE CUPBOARD

SECOND FLOOR

BEDROOM 4

12'2" x 11'6" (3.71m" x 3.51m")

STORAGE CUPBOARD

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.

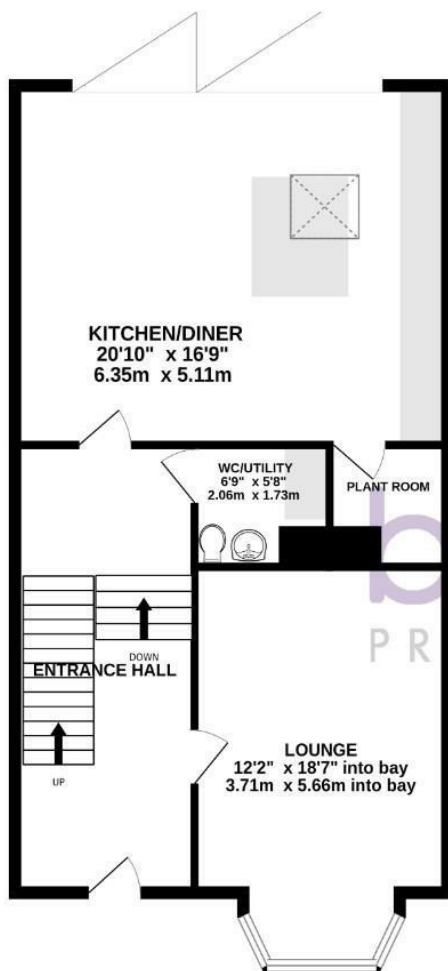


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

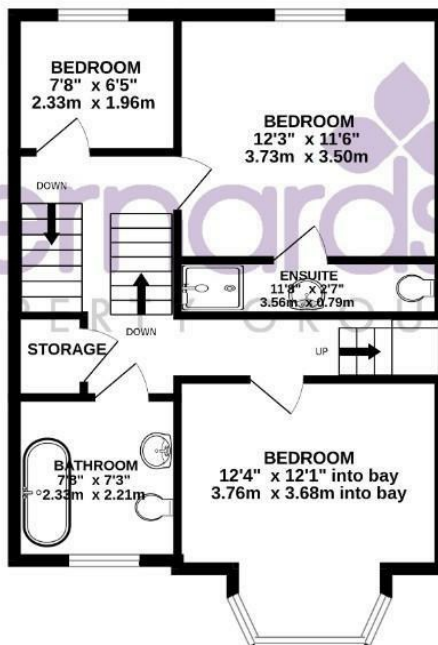
Scan here to see all our properties for sale and rent



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

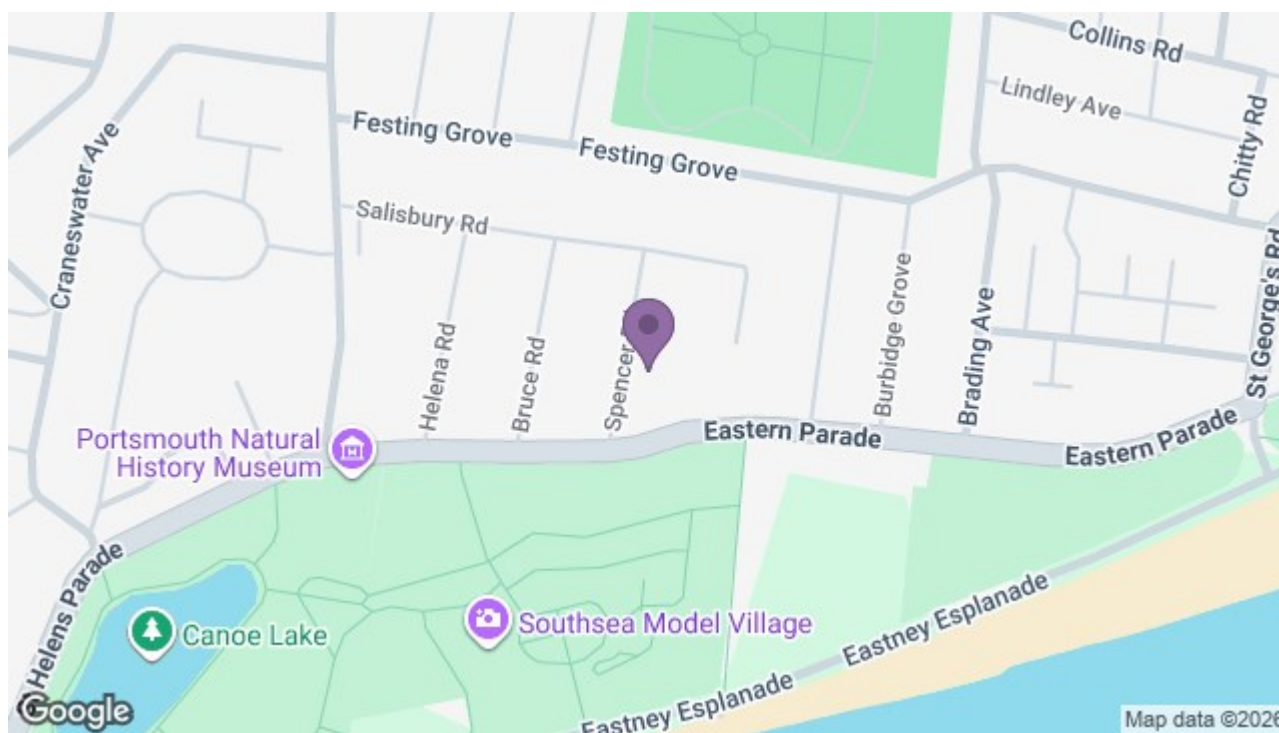


2ND FLOOR
194 sq.ft. (18.0 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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.
Made with Metropix ©2026



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

