

£1,250 Per Month

Eastfield Road, Southsea PO4 9EW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING TERRACED HOUSE
- ❖ RECENTLY MODERNISED
- ❖ AVAILABLE NOW
- ❖ 2 BEDROOMS
- ❖ NEW KITCHEN
- ❖ NEW BATHROOM
- ❖ RENOVATED THROUGHOUT
- ❖ BAY AND FORECOURT
- ❖ UNFURNISHED
- ❖ CALL TO VIEW

Welcome to this beautifully renovated terraced house located on Eastfield Road in the charming area of Southsea. This delightful property boasts a generous 767 square feet of living space, featuring two inviting reception rooms that provide ample room for relaxation and entertaining. The house comprises two well-proportioned bedrooms, perfect for a small family or professionals seeking a comfortable living environment.

The heart of the home is undoubtedly the brand-new kitchen, which has been thoughtfully fitted with modern appliances and stylish finishes, making it a joy to cook and gather with loved ones. The low-maintenance rear garden offers a serene outdoor space, ideal for enjoying the

fresh air without the burden of extensive upkeep.

Conveniently situated, this property is just a short distance from Bransbury Park, where you can enjoy leisurely walks or picnics. Local shops on Eastney and Highland Road are within easy reach, providing all the essentials for daily living. Additionally, the stunning seafront is not far away, allowing for delightful seaside strolls and recreational activities.

This lovely home is available now and is offered unfurnished, giving you the opportunity to personalise the space to your taste. Don't miss out on the chance to make this charming house your new home.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

13'2" x 11'9" (4.01m" x 3.58m")

DINING ROOM

13'2" x 10'3" (4.01m" x 3.12m")

KITCHEN

10'11" x 12'11" (3.33m" x 3.94m")

BATHROOM

9'0" x 5'7" (2.74m" x 1.70m")

FIRST FLOOR

BEDROOM 1

13'2" x 11'0" (4.01m" x 3.35m")

BEDROOM 2

13'2" x 11'0" (4.01m" x 3.35m")

Council Tax Band B

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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

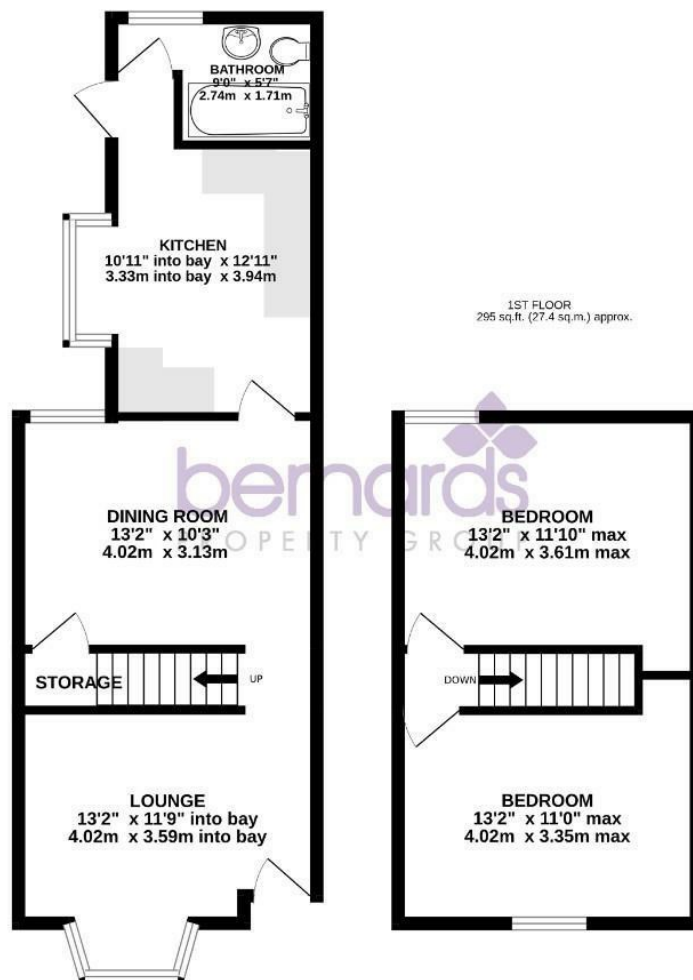
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



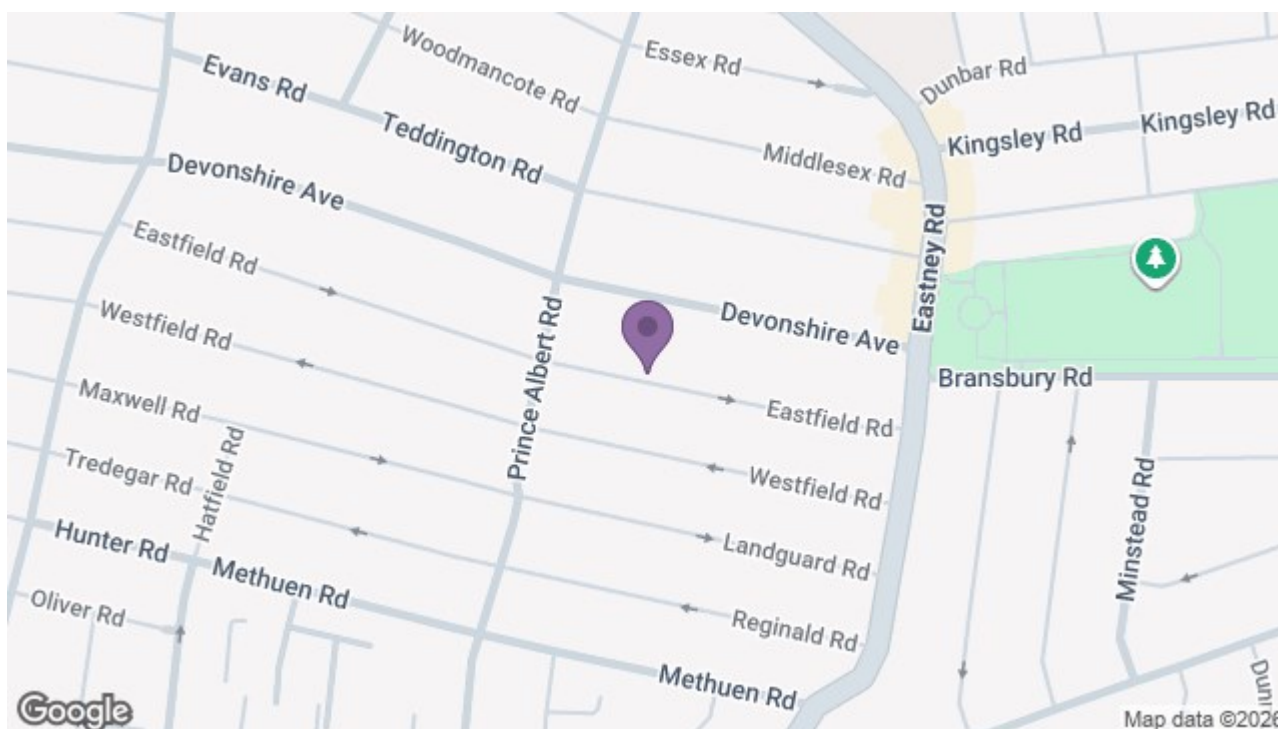
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.

TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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