

£1,500 Per Month

Clarence Parade, Southsea PO5
3NU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING APARTMENT
- ❖ OVERLOOKING SOUTHSEA COMMON
- ❖ 2 DOUBLE BEDROOMS
- ❖ GENEROUS LIVING ROOM / DINER
- ❖ HIGH CEILINGS
- ❖ AVAILABLE NOW
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ FULLY FURNISHED
- ❖ WALK IN WARDROBE
- ❖ DIRECT ACCESS TO COMMUNAL GARDEN

** EXCEPTIONAL APARTMENT OVERLOOKING SOUTHSEA COMMON AND SEAFRONT **

We are absolutely thrilled to bring to market this fabulous apartment in the heart of Southsea Seafront. Overlooking the common, this impressive home has much more than meets the eye and is available now.

The heart of the home is the generous living room / diner that offers an abundance of space for furniture with bay windows overlooking the common. This is a wonderful room to entertain and unwind in. With high ceilings and original features, the apartment has a lovely bright and airy feel.

The kitchen sits in the middle of the apartment, again offering a sociable feel whilst both bedrooms comfortably fits a double bed & furniture and a shower room completes the available accommodation. Further benefits include a walk in wardrobe space, and direct access out onto the shared communal garden space.

This really is the definition of 'move in and enjoy' in a quite fabulous position. Situated on Clarence Parade, you have direct access to the common and seafront whilst the central areas of Southsea offering dining and social spots are also on your doorstep. A fabulous home that must be viewed

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





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PROPERTY INFORMATION

HALL FLOOR

LIVING / DINING ROOM

24'6" x 14'11" (7.47m" x 4.55m")

KITCHEN

14'4" x 8'4" (4.37m" x 2.54m")

SHOWER ROOM

9'3" x 6'4" (2.82m" x 1.93m")

BEDROOM 1

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

DRESSING ROOM

BEDROOM 2

13'3" x 9'5" (4.04m" x 2.87m")

Council Tax Band C

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);

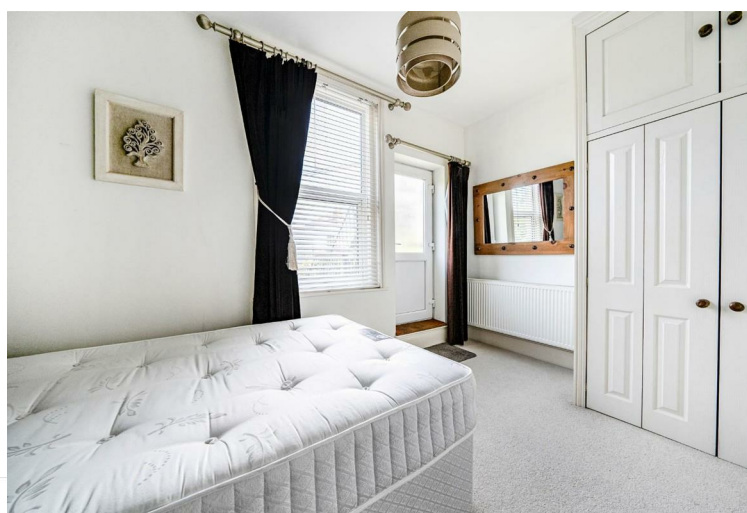
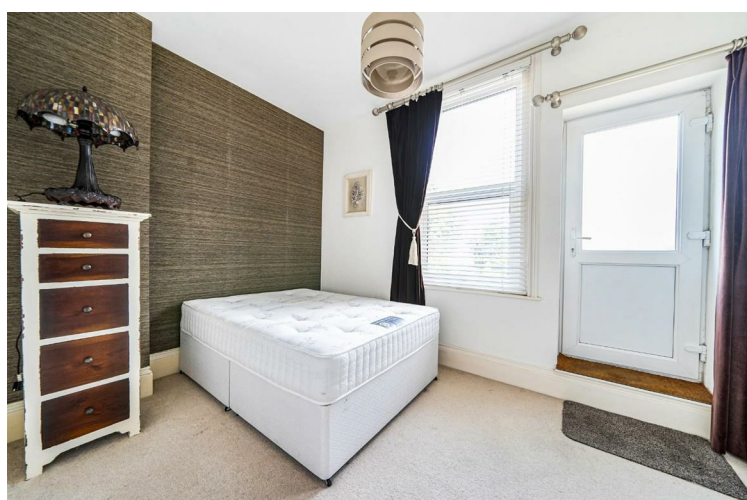
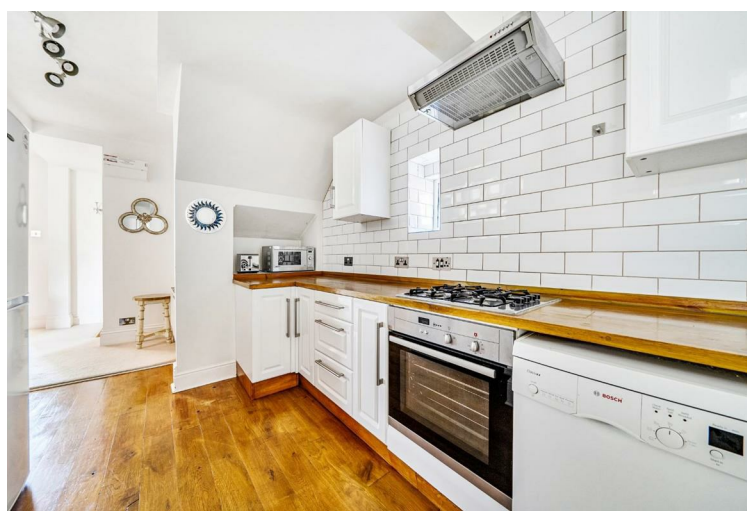
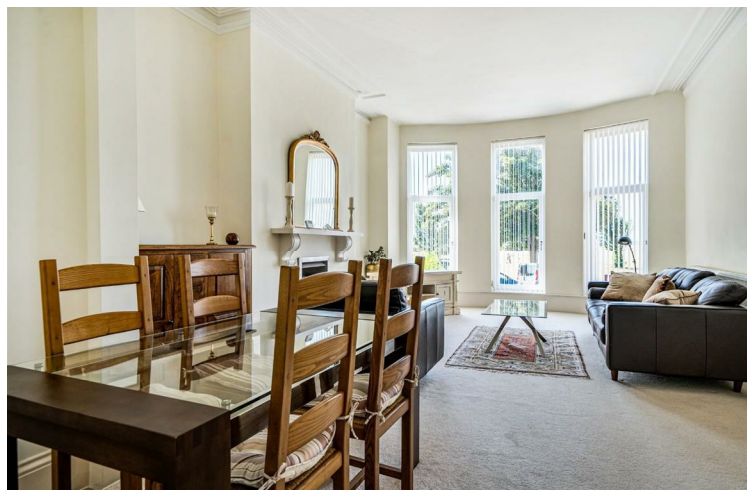
- Reasonable costs for replacement of lost keys or other security devices;

- 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.



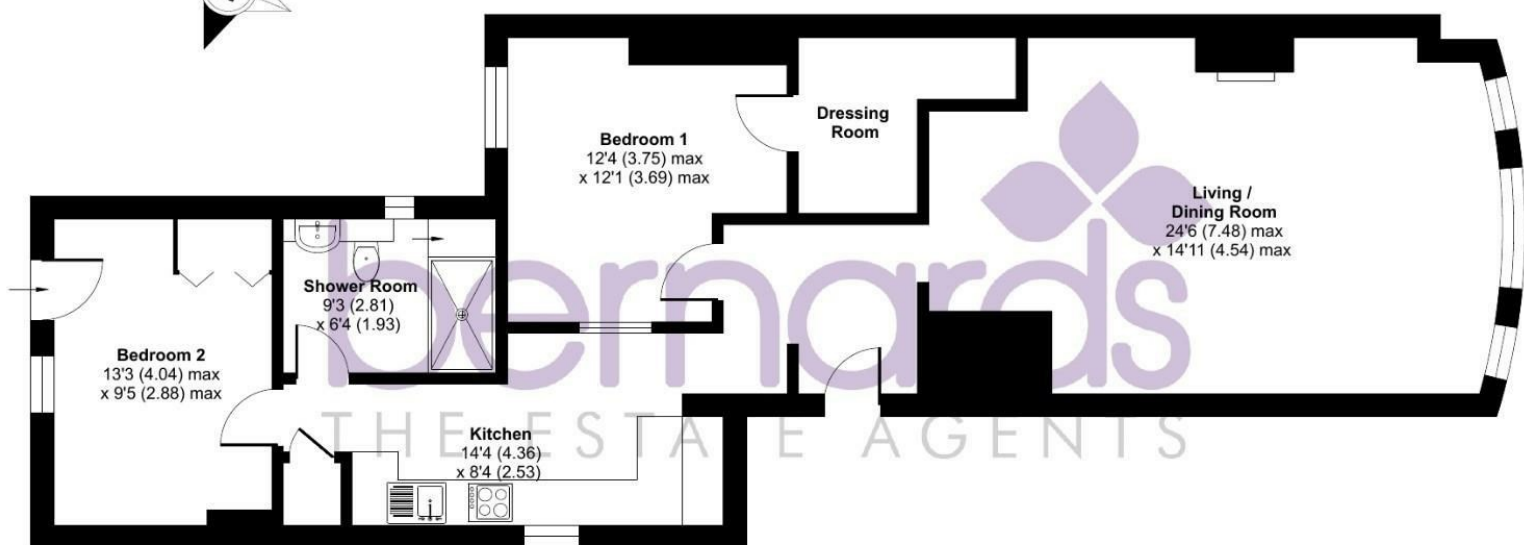
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	74
England & Wales	EU Directive 2002/91/EC	



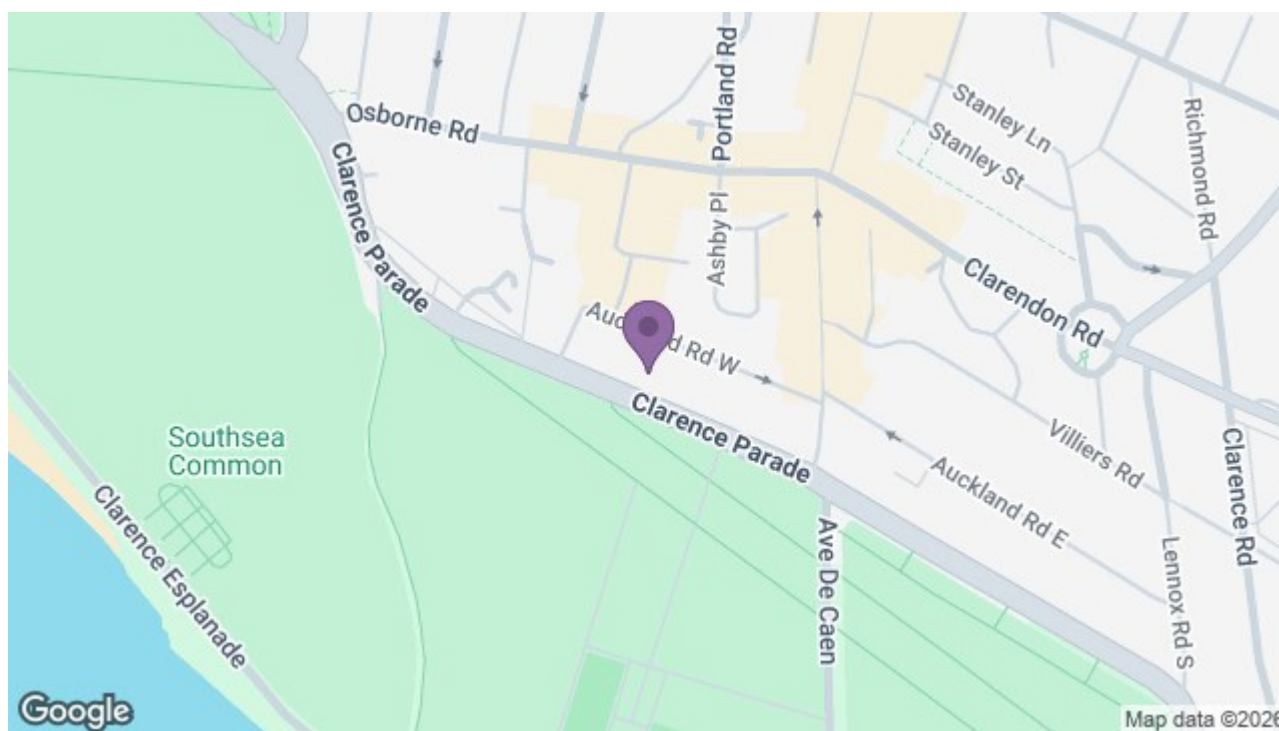
Clarence Parade, Southsea, PO5

Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1486854



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