

£1,400 Per Month

Kassassin Street, Southsea PO4 9PS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ AVAILABLE NOW
- ❖ OVER THREE FLOORS
- ❖ BEAUTIFULLY PRESENTED HOME
- ❖ LOVELY WEST FACING GARDEN
- ❖ OFFERED UNFURNISHED
- ❖ SHORT WALK TO SEAFRONT
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

Located in the charming Eastney village, this delightful mid-terrace house on Kassassin Street offers a perfect blend of modern living and traditional character. With accommodation spread over three floors, this well-presented two-bedroom home is an ideal choice in a great location!

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The heart of the home is the spacious kitchen/diner, which has been recently updated to a high standard. The kitchen features bi fold doors that open seamlessly onto a beautifully

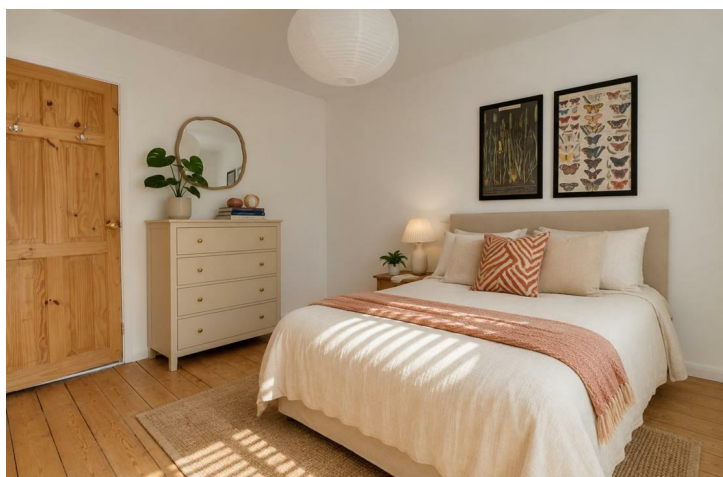
maintained west-facing garden, perfect for enjoying the afternoon sun.

The property boasts two sizable double bedrooms, with plenty of space for storage. The recently replaced bathroom adds to the modern appeal of the home, with a lovely four piece fitted suite.

Situated in a brilliant location, this property is just a stone's throw away from local shops, parks, and the stunning Southsea seafront. Whether you fancy a leisurely stroll along the beach or a day out the common park, this property gives access to all that Southsea has to offer.

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





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PROPERTY INFORMATION

Council Tax Band

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.

The photos used in this brochure have been virtually staged.

Lounge

11'8" x 17'4" (3.56 x 5.30)

Kitchen/ Diner

11'8" x 19'6" (3.56 x 5.95)

Storage

11'8" x 2'4" (3.56 x 0.72)

Bathroom

11'8" x 5'0" (3.56 x 1.54)

Bedroom One

11'8" x 11'1" (3.56 x 3.40)

Bedroom Two

8'9" x 11'3" (2.68 x 3.45)

Disclaimer:

Please note that the furniture and furnishings shown in these images have been digitally added using AI for illustrative purposes only to help demonstrate the potential layout, scale, and use of each room. The property is being offered unfurnished. Any furniture, accessories, décor, or soft furnishings depicted are not included.

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

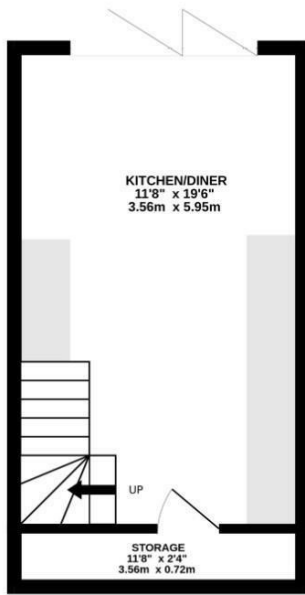
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



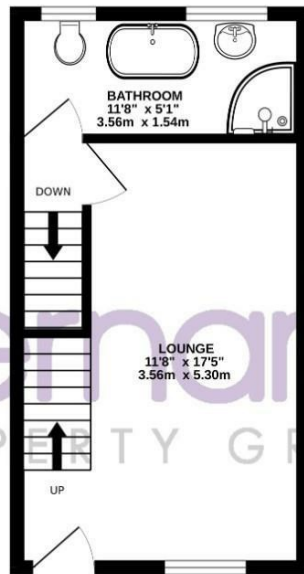
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 2002/91/EC		



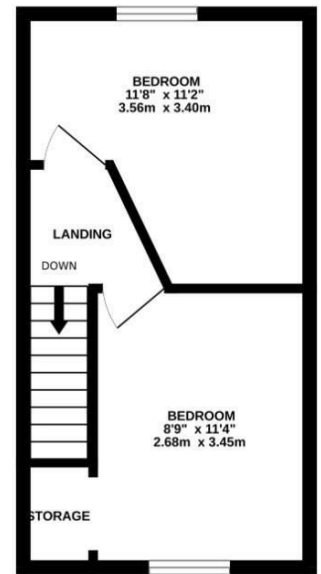
LOWER LEVEL
256 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.

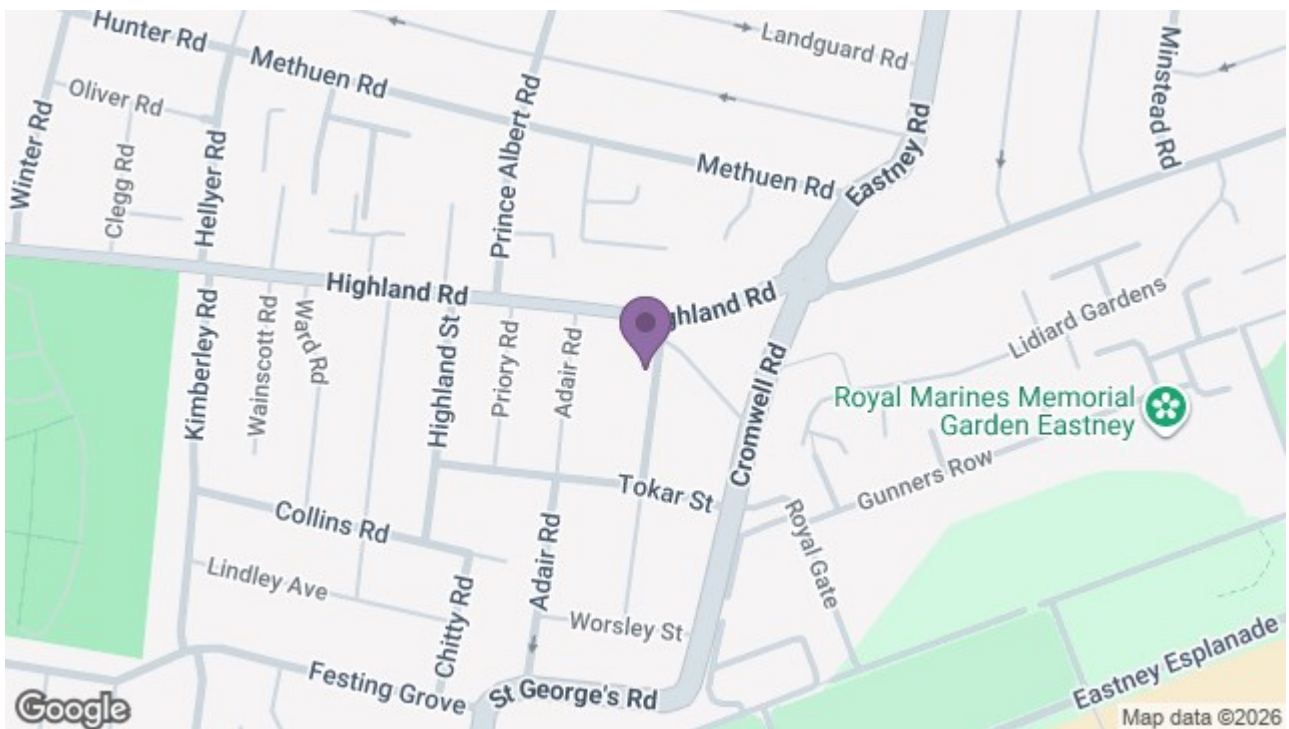


1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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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