

£2,700 Per Month

Shaftesbury Road (DACK), Southsea
PO5 3JP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SIX DOUBLE BEDROOMS
- ❖ AVAILABLE JULY 2025
- ❖ OFF ROAD PARKING
- ❖ FURNISHED
- ❖ SOUGHT AFTER LOCATION
- ❖ PERIOD FEATURES
- ❖ CLOSE TO SEAFRONT
- ❖ WALKING DISTANCE TO SHOPS
- ❖ FOUR STOREY
- ❖ A MUST VIEW

STUDENT PROPERTY

Come and view this stunning semi-detached property with six bedrooms

This wonderfully spacious property comes with a HMO licence.

Externally, this stunning Victorian property has off road parking, with steps to the entrance of the main building and side access to the

rear garden.

The main house entrance consists of a very large lounge, large dining room and kitchen providing sufficient space and facilities should it be let to 6 sharers.

On the second and third floors, there are 6 double bedrooms, 2 bathrooms and separate WC.

Available from August 2026

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





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PROPERTY INFORMATION

Council Tax

The local authority is Portsmouth city Council.

Main building BAND - D
Ground floor apartment
BAND - A

Removal Quote

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

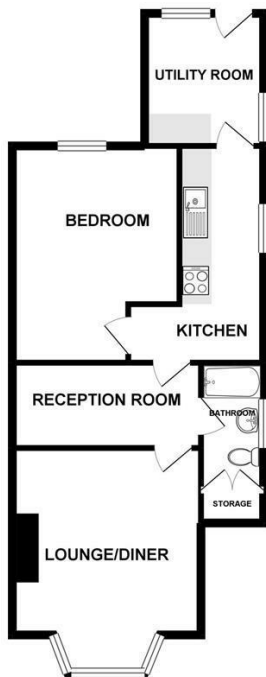
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



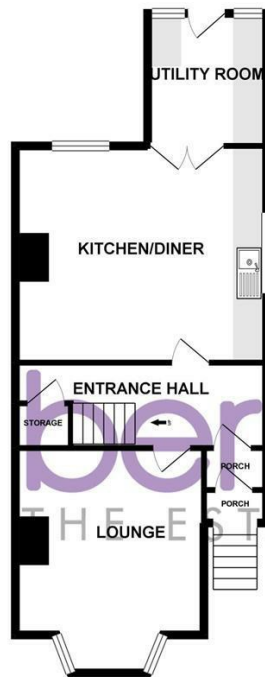
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



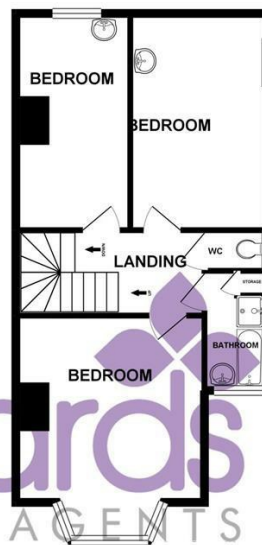
GROUND FLOOR



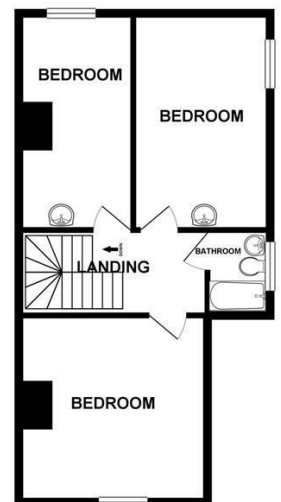
1ST FLOOR



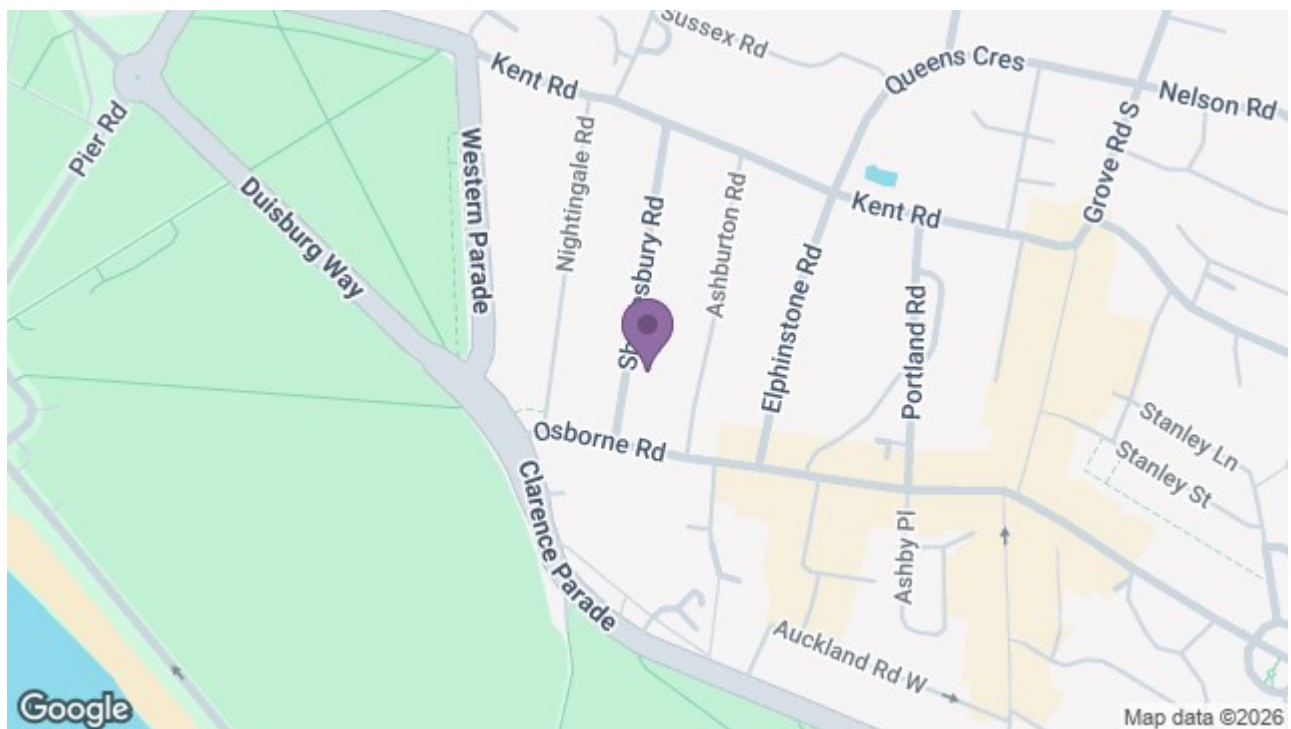
2ND FLOOR



3RD FLOOR



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

