

£1,200 Per Month

Lidiard Gardens, Eastney PO4 9LF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Available Now
- One spacious double bedroom with plenty of natural light.
- Versatile attic room
- Unfurnished
- Located in the popular Eastney area, close to Southsea and the seafront.
- Great deal for a single professional or couple looking for a comfortable home in a sought-after location.
- Allocated parking
- Nearby parks and green spaces for outdoor leisure
- Don't miss out—contact us today to arrange your viewing

Nestled in the charming area of Lidiard Gardens, Eastney, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a spacious reception room that welcomes you with warmth and light, creating an inviting atmosphere for relaxation or entertaining guests.

The well-proportioned bedroom provides a peaceful retreat, while the bathroom is designed for both functionality and comfort. An added bonus is the attic room, which presents a versatile space that can be tailored to your needs.

This unfurnished property allows you the freedom to personalise your living space to reflect your own style. Additionally, the allocated parking for one vehicle ensures that you have a secure and convenient place for your car, a valuable asset in this

sought-after area.

Located near the vibrant Southsea, you will find a variety of local amenities, including shops, cafes, and parks, all within easy reach. The proximity to the seafront offers opportunities for leisurely strolls along the beach, making this location truly appealing.

In summary, this one-bedroom house in Lidiard Gardens is a wonderful opportunity for those seeking a comfortable and adaptable living space in a desirable location. With its charming features and convenient amenities, it is sure to attract interest from prospective tenants or buyers alike.

Call today to arrange a viewing

02392 864 974

[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## 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.

## Council Tax Band b Council Tax Band C

Portsmouth City Council: £1,696.36 per year  
Hampshire Police Authority: £258.19 per year  
Combined Fire Authority: £82.52 per year

Total annual Council Tax: £2,037.07

## Removal Quotes

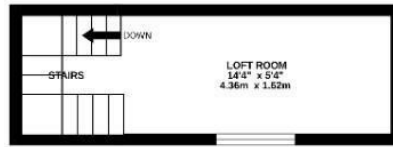
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



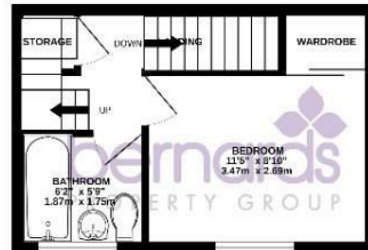
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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 |           |



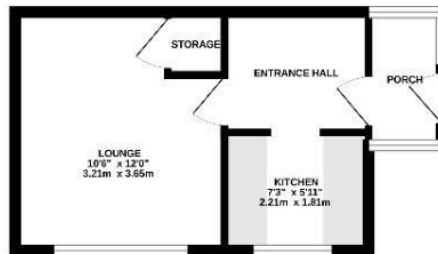
LOFT ROOM  
124 sq.ft. (11.6 sq.m.) approx.



1ST FLOOR  
213 sq.ft. (19.8 sq.m.) approx.

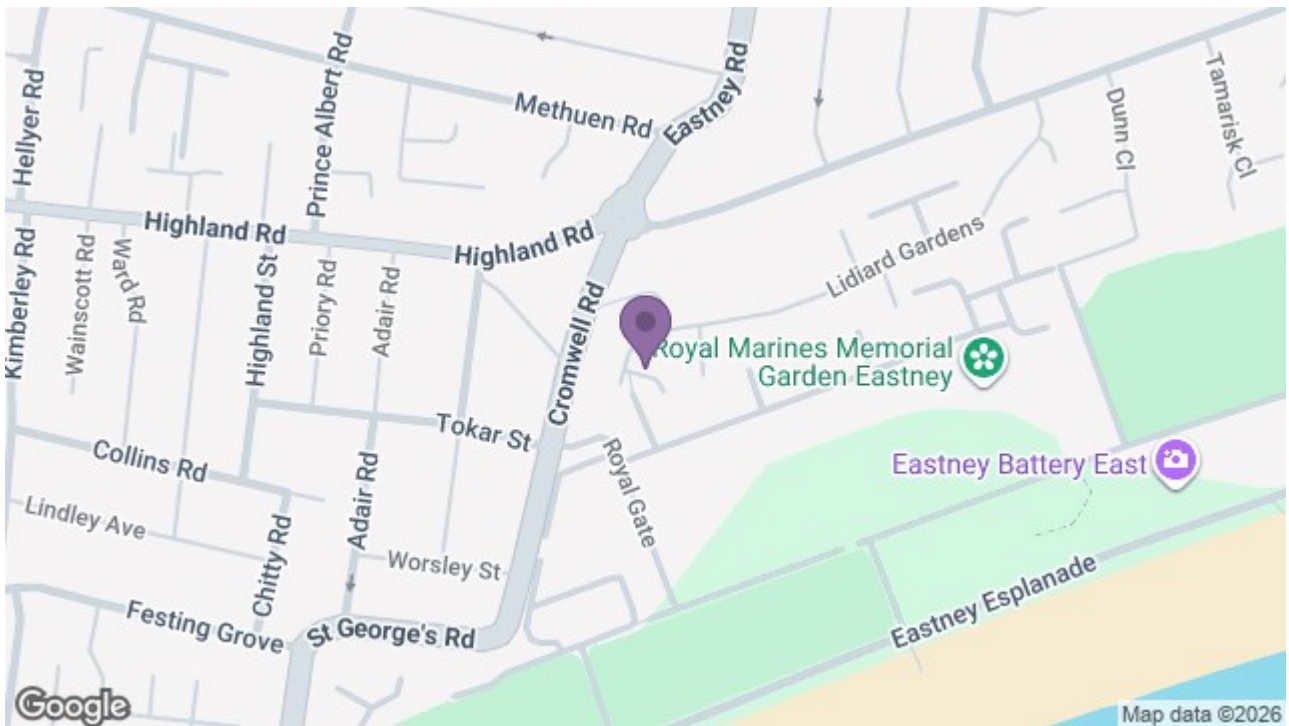


GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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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