

£950 Per Calendar Month

St. Edwards Road, Southsea PO5
3DH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ ONE BEDROOM, FIRST FLOOR FLAT
- ◆ CENTRAL SOUTHSEA LOCATION
- ◆ NEUTRALLY DECORATED THROUGHOUT
- ◆ WHITE GOODS INCLUDED
- ◆ SHOWER ROOM
- ◆ DOUBLE BEDROOM
- ◆ UNFURNISHED
- ◆ AVAILABLE NOW
- ◆ IDEAL FOR COUPLES OR SINGLE OCCUPANCY
- ◆ GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT

Situated in St. Edwards Road in Southsea, this delightful one-bedroom flat is situated on the first floor of a converted building. Perfectly suited for a couple, this property boasts a warm and inviting atmosphere, enhanced by its neutral decor throughout.

The flat features a comfortable reception room, providing an ideal space for relaxation or entertaining guests. The bedroom is well-proportioned, ensuring a peaceful retreat at the end of the day. The shower room is conveniently located, offering all the necessary amenities for modern living.

Offered unfurnished, this property comes equipped with essential white goods, allowing you to personalise the space to your taste. With immediate availability, you can move in without delay and start enjoying all that Southsea has to offer.

This flat is a wonderful opportunity to embrace a vibrant community, with local shops, cafes, and the beautiful seafront just a stone's throw away. Whether you are looking for a cosy abode or a convenient base to explore the area, this first-floor flat is an excellent choice.

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





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PROPERTY INFORMATION

Council Tax Band: A
Portsmouth City Council

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.



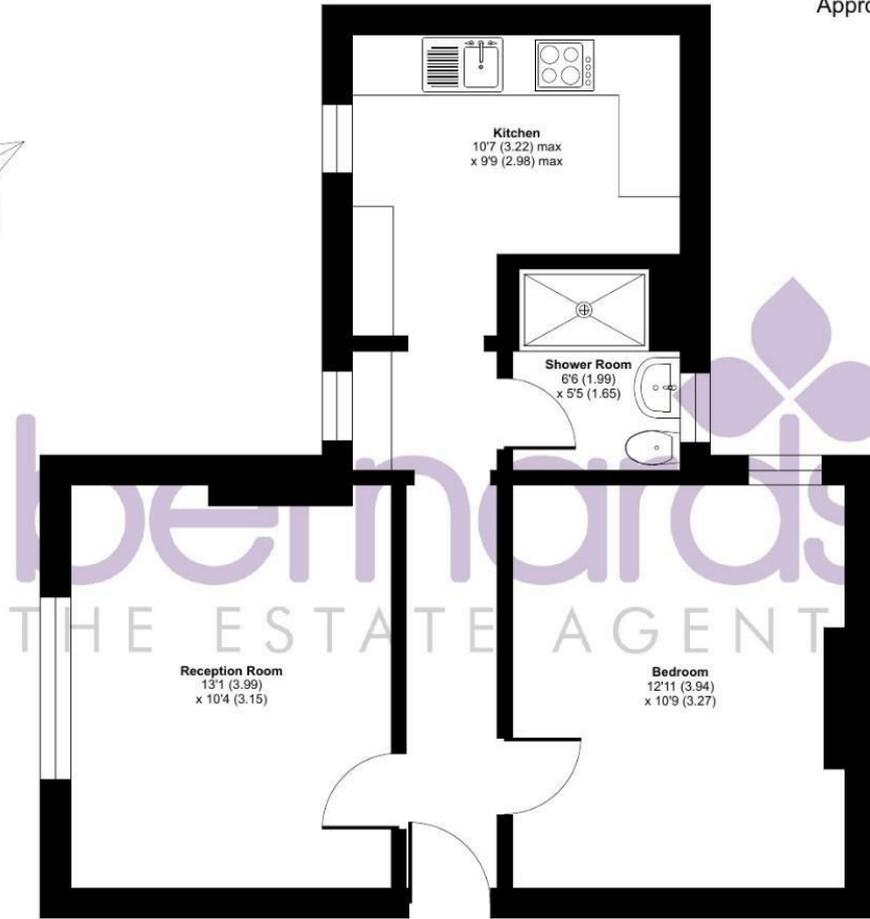
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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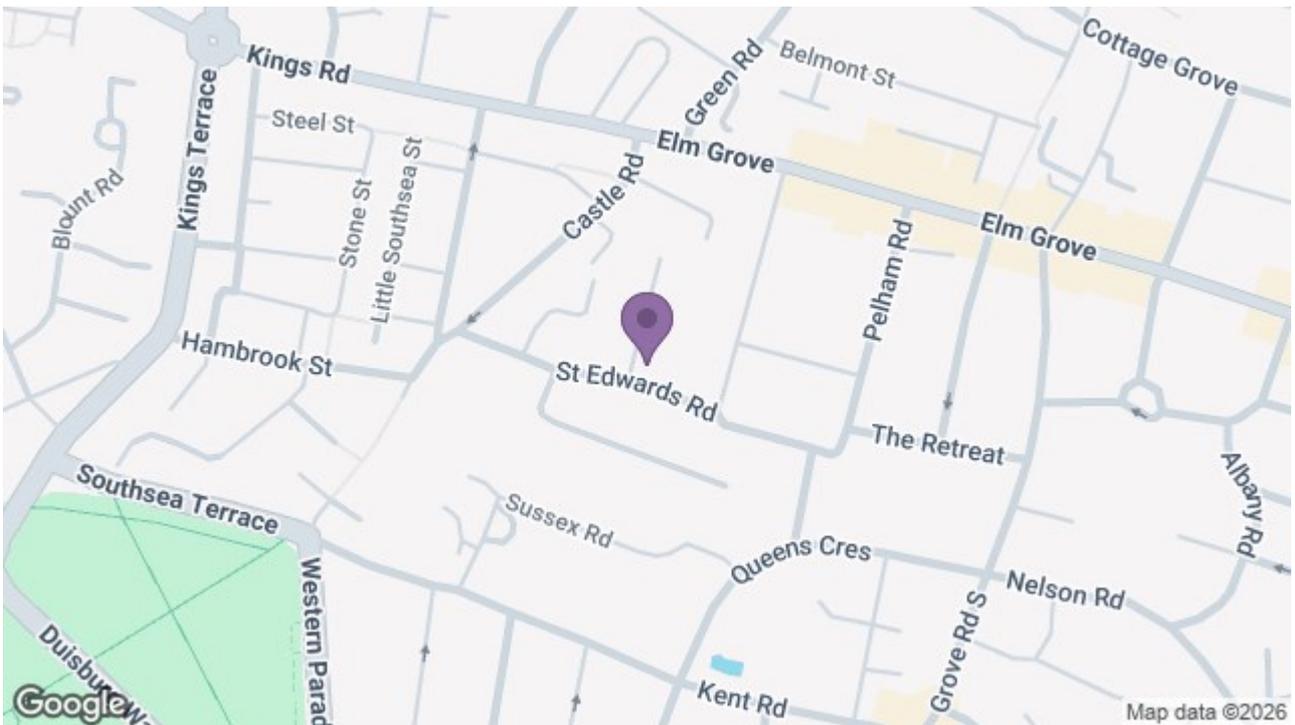
Approximate Area = 481 sq ft / 44.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1417458



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