

£875 PCM

Western Parade, Southsea PO5 3JF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ UNFRUNSIHED
- ❖ NATURALLY PRESENTED
- ❖ AVAILABLE IN AUGUST 2026
- ❖ OPEN PLANNED LIVING AREA
- ❖ MINUTES FROM THE SEAFRONT
- ❖ CLOSE TO LOCAL SHOPS
- ❖ ADJACENT TO SOUTHSEA COMMON

Nestled in the desirable location of Western Parade, Southsea, this charming one-bedroom flat offers a delightful blend of comfort and convenience. Perfectly situated adjacent to the picturesque Southsea Common, residents can enjoy the beauty of the outdoors right on their doorstep.

You will find inviting open-plan kitchen and living area, designed to create a spacious and airy atmosphere. This layout is ideal for both relaxation and entertaining, allowing for a seamless flow between cooking and socialising. The living area is further enhanced by a lovely Juliet balcony, which invites natural light and fresh air, making it a perfect spot to unwind with a book or enjoy a morning coffee.

The double bedroom provides a peaceful retreat, offering ample space for rest and relaxation. The flat also features a well-appointed bathroom, ensuring all your needs are met in this delightful home.

This purpose-built flat is not only a wonderful living space but also a fantastic opportunity for those looking to embrace the vibrant lifestyle that Southsea has to offer. With its close proximity to local amenities, shops, and the stunning seafront, this property is sure to appeal to renters seeking a charming coastal abode. Don't miss the chance to make this lovely flat your new home.

Call today to arrange a viewing
02392 864 974
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.

Right to Rent

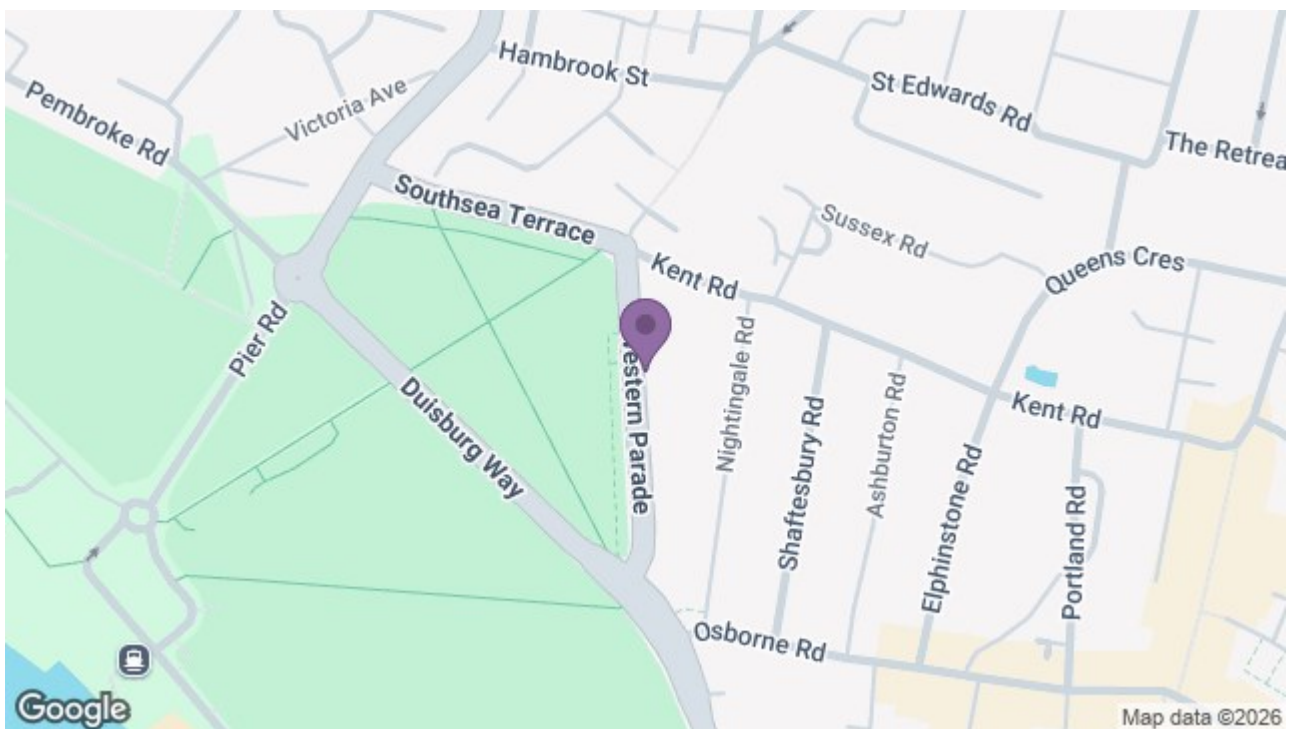
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

Council Tax Band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(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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