

£1,200 Per Calendar Month

Clarendon Road, Southsea PO4 0SD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TOP FLOOR, SPACIOUS APARTMENT
- ❖ ONE DOUBLE BEDROOM, ONE SINGLE BEDROOM
- ❖ RECENTLY REFURBISHED THROUGHOUT
- ❖ MODERN KITCHEN & BATHROOM
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ AVAILABLE IMMEDIATELY
- ❖ OFFERED UNFURNISHED
- ❖ SPACIOUS & BRIGHT LOUNGE
- ❖ DISHWASHER, WASHING MACHINE & FRIDGE FREEZER INCLUDED

Nestled in the heart of Southsea on Clarendon Road, this charming flat offers a delightful blend of modern living and coastal convenience. Recently refurbished, the property boasts a fresh and inviting atmosphere, featuring new carpets and a stylish bathroom and kitchen that are sure to impress.

The flat comprises one spacious double bedroom and a smaller single bedroom, making it ideal for a small family, a couple, or even a professional seeking a comfortable home. The well-proportioned reception room provides a perfect space for relaxation or entertaining guests.

One of the standout features of this property is its prime location. Just minutes away from the seafront, residents can enjoy the beautiful beaches and vibrant atmosphere that Southsea has to offer. Whether you fancy a leisurely stroll along the

promenade or a day out at the local shops and cafes, everything is within easy reach.

The flat is available immediately and is offered unfurnished, allowing you the freedom to personalise the space to your taste. Additionally, a dishwasher, washing machine & fridge freezer is included, adding to the convenience of modern living.

This property presents an excellent opportunity for those looking to settle in a lively area with a strong sense of community. Don't miss your chance to make this newly refurbished 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:

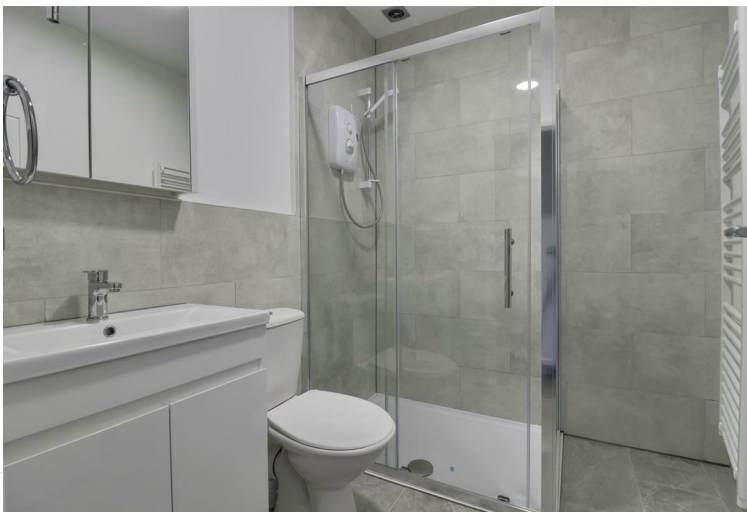
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.

Council Tax Band A

Right to Rent

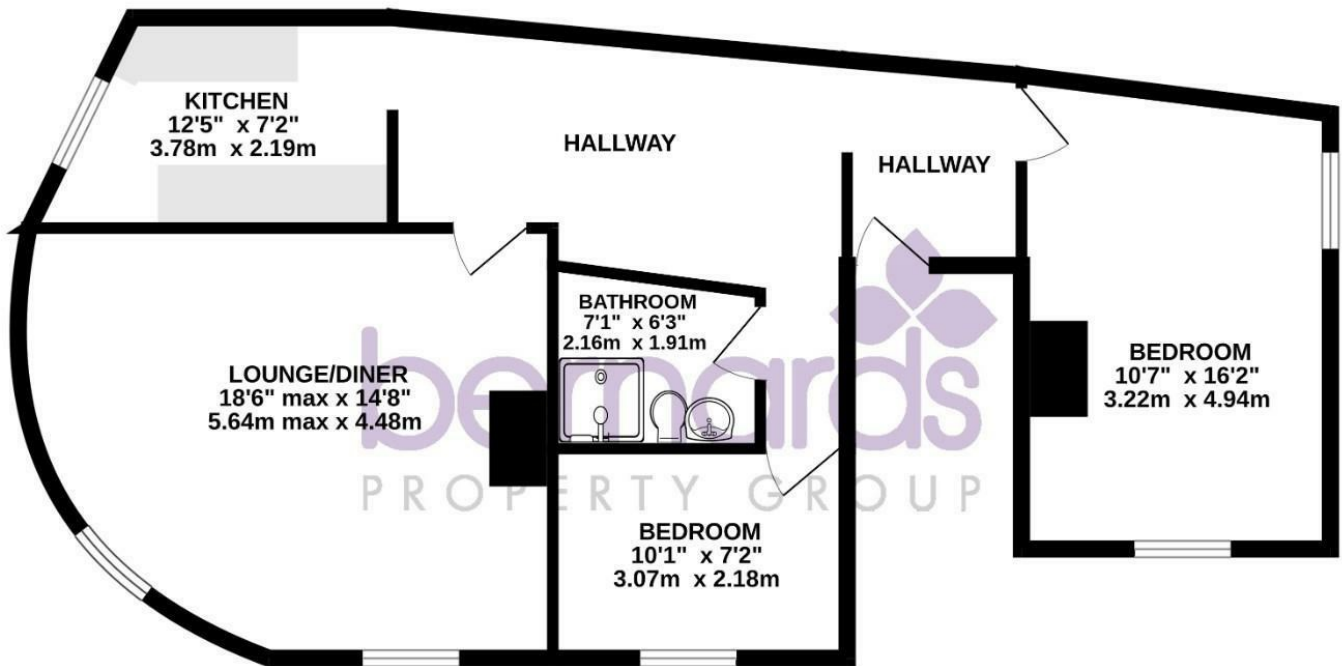
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

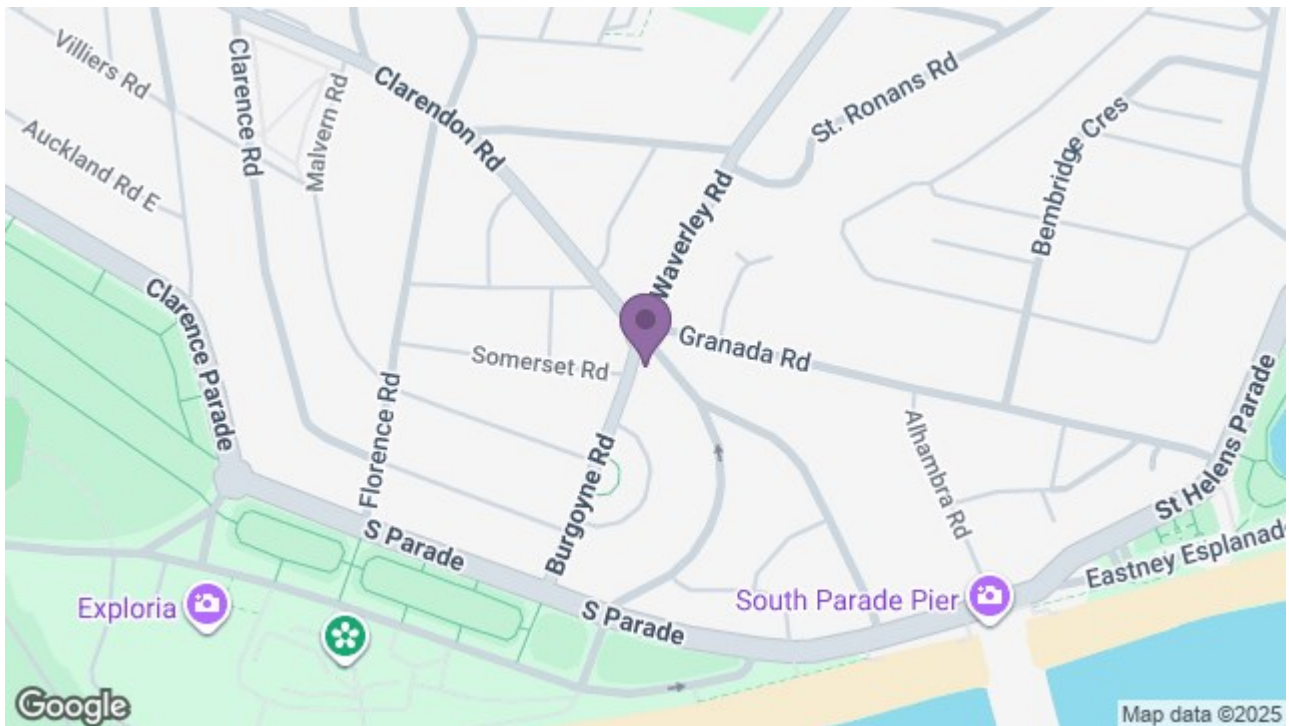


TOP FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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