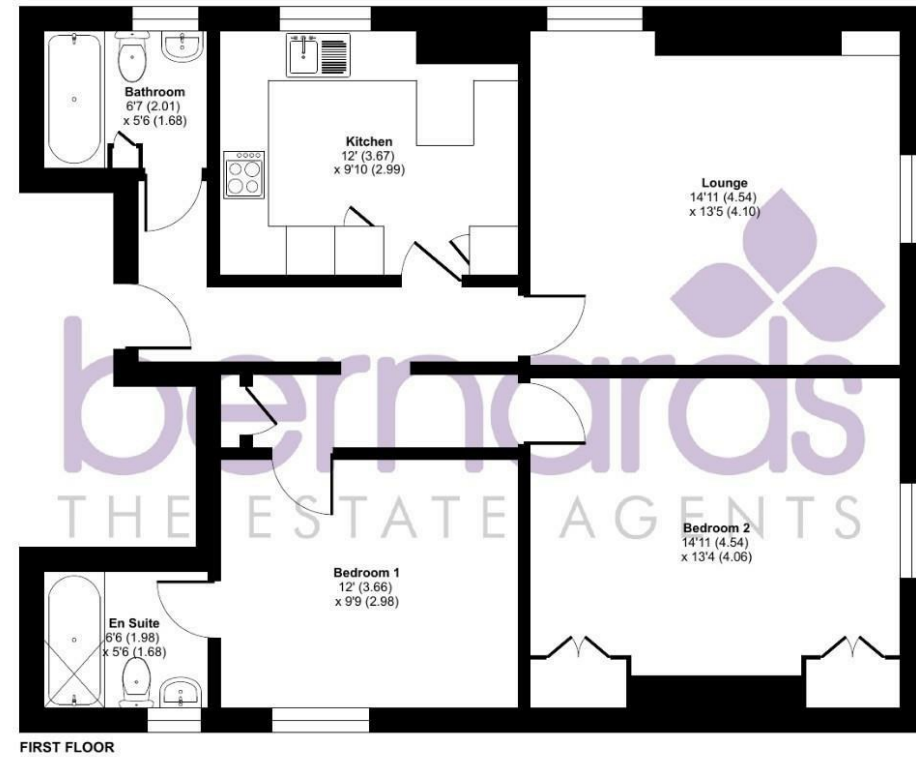


Western Parade, Southsea, PO5

Approximate Area = 851 sq ft / 79 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). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397324



£1,300 Per Calendar Month

Western Parade, Southsea PO5 3RL

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THE ESTATE AGENTS



HIGHLIGHTS

- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- AVAILABLE IMMEDIATELY
- ADJACENT TO THE COMMON
- BRAND NEWLY FITTED KITCHEN
- EN-SUITE BATHROOM
- LARGE LOUNGE
- WASHING MACHINE, FRIDGE FREEZER & DISHWASHER INCLUDED
- UNFURNISHED
- GAS CENTRAL HEATING
- PERMIT PARKING FOR RESIDENTS

Nestled in the desirable area of Western Parade, Southsea, this charming first-floor flat conversion offers a delightful living experience. With two spacious double bedrooms, this property is perfect for couples, small families, or those seeking a comfortable retreat by the sea.

The apartment features a separate lounge that is tastefully decorated in neutral tones, providing a warm and inviting atmosphere. The brand new kitchen is a standout feature, complete with a breakfast bar, integrated fridge freezer, dishwasher and washing machine, making it a practical space for both cooking and casual dining.

The flat boasts two well-appointed bathrooms, ensuring convenience for residents and guests alike. Gas central heating throughout the property guarantees a cosy environment during the cooler months.

Located opposite the common, residents can enjoy the beauty of outdoor spaces and the vibrant community that Southsea has to offer. This property combines modern living with a touch of charm, making it an ideal choice for those looking to embrace the coastal lifestyle. Don't miss the opportunity to make this lovely flat your new home.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

Smooth ceiling, coving, smooth walls, doors to accommodation and storage, radiator, laminate flooring.

FAMILY BATHROOM

6'7x5'6 (2.01mx1.68m)
Textured ceiling, tiled walls, obscure double glazed window to side aspect, heated towel rail, panel enclosed bath with shower screen and shower over, pedestal wash hand basin, low flush W/C, tiled floor.

KITCHEN

9'10x12'3 (3.00mx3.73m)
range of wall and base units with QUARTZ work surfaces, breakfast bar, STAINLESS STEEL DOUBLE sink and drainer, gas hob, electric DOUBLE oven, extractor hood, INTEGRATED WASHER DRYER, integrated dishwasher, integrated fridge freezer, cupboard enclosing combination boiler, HEATER, tiled flooring.

LIVING ROOM

13'4x14'9 (4.06mx4.50m)
Smooth ceiling, coving, smooth walls, double glazed windows to side and rear aspects, radiator, ornamental fire place, laminate flooring.

MASTER BEDROOM

13'4x14'9 (4.06mx4.50m)
Smooth ceiling, coving, smooth walls, double glazed window to rear aspect, radiator, ornamental fire place, built in storage, carpet.

BEDROOM

9'9x12'1 (2.97mx3.68m)
Smooth ceiling, coving, smooth walls, double glazed window to side aspect, radiator, door to en-suite bathroom, carpet.

EN-SUITE

5'2x6'7 (1.57mx2.01m)
Textured ceiling, smooth part tiled walls, double glazed obscure window to side aspect, heated towel rail, panel enclosed bath with shower screen and shower over, pedestal sink, low flush W/C, tiled floor.

COUNCIL TAX BAND B

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

team for further details and a quotation.

TENANT FEES ACT 2019

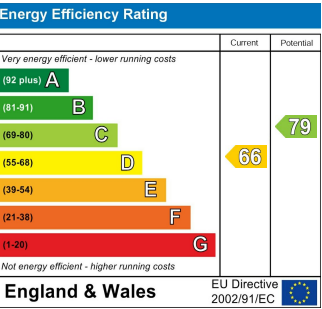
As well as paying the rent, you may also be required to make the following permitted payments.

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.



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