

£1,250 Per Calendar Month

St Andrews Road, Southsea PO5 1EP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2ND FLOOR APARTMENT
- ❖ TWO BEDROOMS
- ❖ CONVERTED BUILDING
- ❖ OPEN PLAN LIVING SPACE
- ❖ AVAILABLE MID MAY
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR PROFESSIONALS
- ❖ FULLY FURNISHED
- ❖ WELL PRESENTED
- ❖ CALL TO VIEW

Nestled in the heart of Southsea on St Andrews Road, this well-presented two-bedroom flat conversion offers a delightful living space perfect for professionals seeking comfort and convenience. The property features a charming reception room that welcomes you with its warm ambiance, ideal for relaxation or entertaining guests with the open plan finish.

The flat comprises one single bedroom and one double bedroom, providing ample space for rest and privacy. Each room is thoughtfully furnished, ensuring a homely feel from the moment you step inside. The fully furnished nature of the property means you can move in with ease, making it an attractive option for those looking to settle quickly.

Situated in central Southsea, this flat benefits from a vibrant community atmosphere, with an array of local amenities, shops, and eateries just a stone's throw away. The location is not only convenient for daily living but also offers easy access to the beautiful seafront, perfect for leisurely strolls or enjoying the coastal scenery.

This property is an excellent choice for professionals seeking a stylish and comfortable home in a prime location. With its appealing features and central position, this flat is sure to attract interest. Don't miss the opportunity to make this lovely space your new home.

Call today to arrange a viewing

02392 864 974

www.bernardsea.co.uk





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PROPERTY INFORMATION

KITCHEN / RECEPTION ROOM

BEDROOM 1

BEDROOM 2

BATHROOM

Council Tax Band A

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.

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.



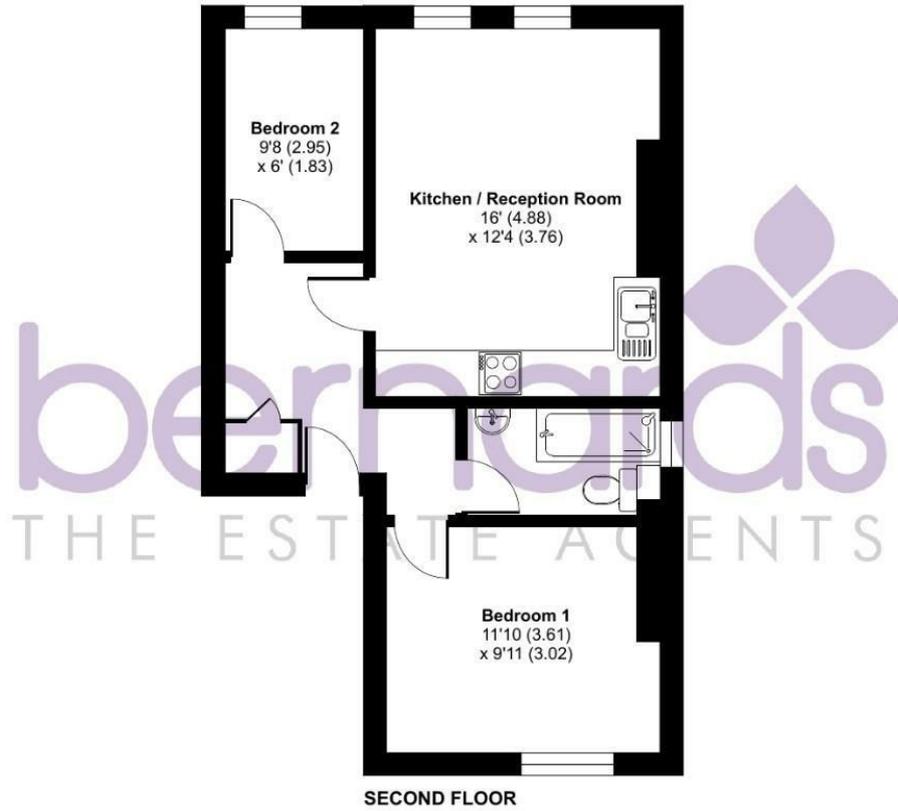
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



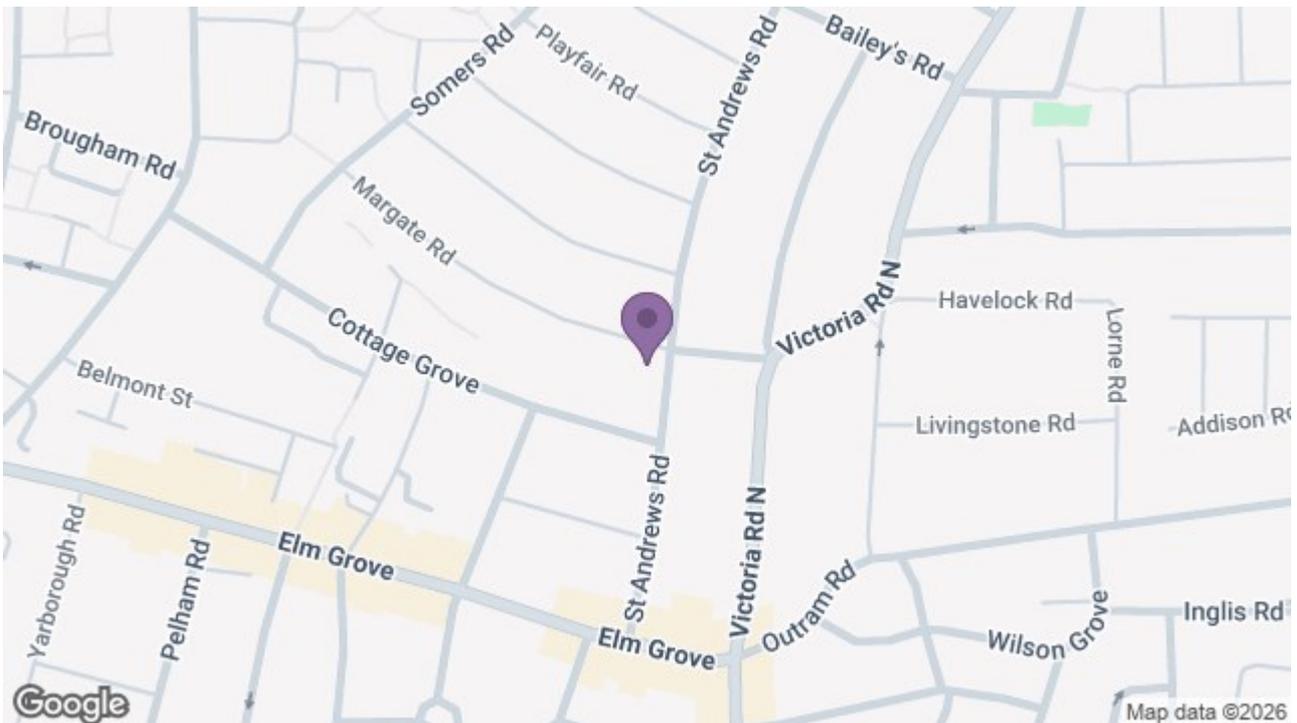
St. Andrews Road, Southsea, PO5

Approximate Area = 508 sq ft / 47.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1232899



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