£1,450 Per Month

Jasmine Place, Elm Gardens,
Southsea PO5 2FJ

bernards
THE ESTATE AGENTS

2 1 nu



## HIGHLIGHTS

- Brand new development
- Two Bedrooms
- Open Planned Living
- Unfurnsihed
- Modern Decor
- Secure bike loops for residents and visitors
- Central Location
- Landscpaed Gardens Mature trees harmonising with new planting to provide tranquil spaces
- Sympathetically retained and restored
- Ready to move

Bernards are delighted to present this beautiful, first floor two bedroom home, ideally located in the highly sought after Central Southsea.

Situated within a secure gated community, the property welcomes you through a bright and inviting hallway, leading into a spacious open plan lounge, kitchen, and dining area. This impressive living space benefits from large windows that flood the room with natural light. The modern kitchen is fully fitted and includes a fridge/freezer and washer/dryer, all complemented by sleek quartz worktops.

The property further features two generously sized bedrooms, both boasting exceptionally high ceilings and large windows, creating an airy and light-filled atmosphere throughout.

Completing the home is a stylish, fully fitted bathroom with a contemporary rainfall shower over the bath.

Photos are not of the exact flat but standard of the finish

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











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# PROPERTY INFORMATION

## KITCHENS
Step into a space where elegance meets everyday ease. Thoughtfully designed kitchens by Paula Rosa pair timeless craftsmanship with modern functionality, while Caesarstone quartz worktops and black nickel boiler taps* add a refined, durable finish. It's a setting made for slow breakfasts, lively dinners, and everything in between.

With decades of British kitchen-making expertise, Paula Rosa delivers modern kitchens built for real life—where thoughtful layouts meet precision engineering and timeless appeal. - Grand Bardolino Oak & Pebble Grey

## LIVING AREAS
Effortlessly stylish and built for comfort, the living spaces at St John's Square are designed for real life. Underfoot, Amtico flooring brings British-made quality and craftsmanship to every step: beautiful, durable, and made to last. Soft neutral tones, clean lines, and carefully considered textures create a calm, contemporary setting for quiet evenings, relaxed weekends, or time well spent with others.

## SURFACES
Premium quartz surfaces crafted with precision, durability and timeless design—Caesarstone worktops bring the beauty of natural minerals into the heart of your kitchen, forming a lasting foundation for daily life.-- White Arabesque

## FLOORING
Manufactured in the UK and trusted for generations, Amtico's expertly crafted flooring offers warmth, texture and quiet resilience—bringing enduring character underfoot. - Kirkby Oak

## BATHROOMS
The bathroom is a calm, considered space where clean lines, rainfall showers and soft, neutral tones set a spa-like tone. Porcelanosa tiles and brushed nickel fittings add a refined edge, while a generous storage vanity ensures practicality meets quiet luxury – whether you're getting ready for the day or winding down with a long evening soak.

Renowned for refined finishes and innovative design, Porcelanosa tiles bring a sense of understated luxury to every bathroom— combining durability with effortless style.- Coral Caliza

## 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.

## 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:

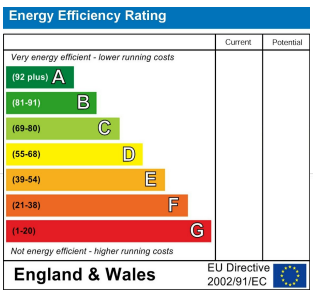
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
·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





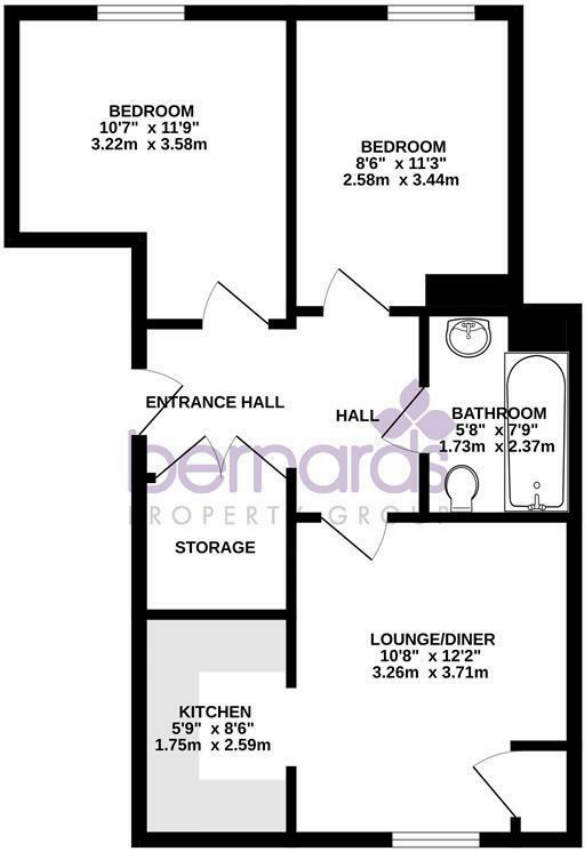







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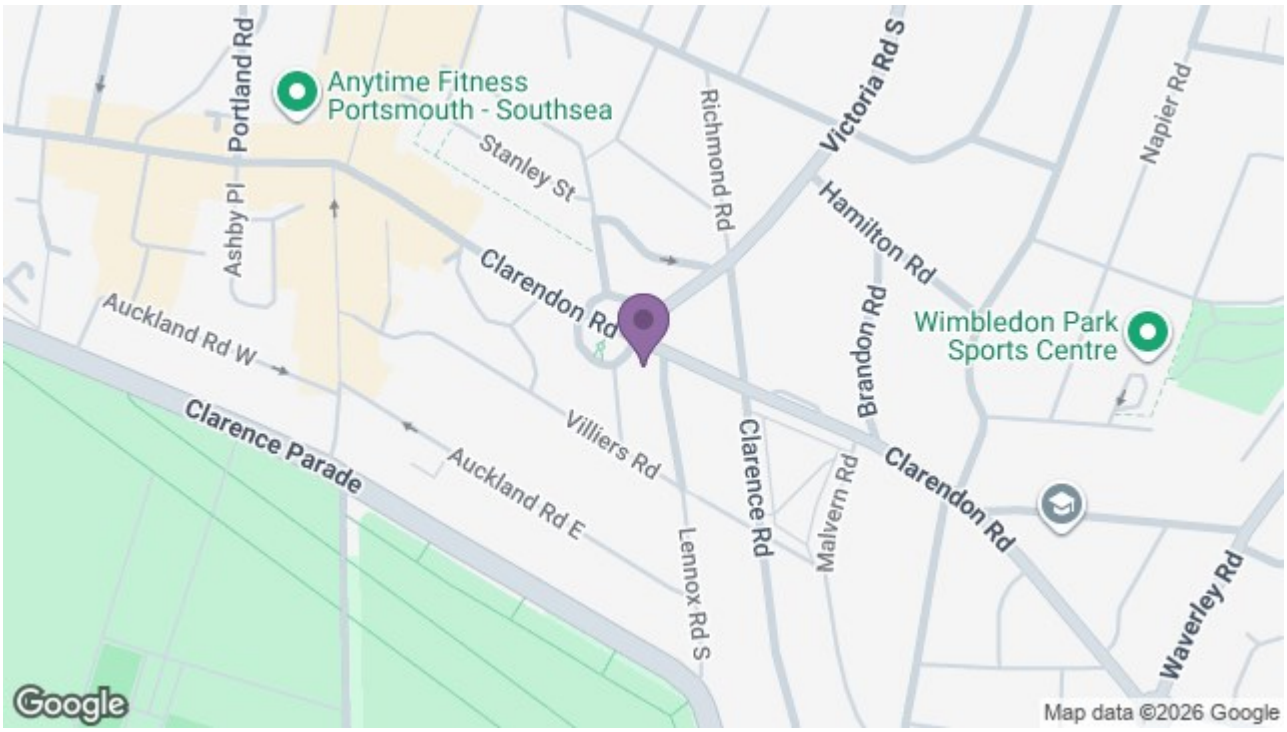
1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.




12.01.06 JASMINE PLACE, ELM GARDENS SOUTHSEA, PO5 2FJ

TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974