£1,650 Per Month

Godiva Lawn, Southsea PO4 8HT

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- THREE BEDROOM FAMILY HOME
- ADJACENT TO BRANSBURY PARK
- LOVELY MILTON LOCATION
- CAN BE OFFERED FURNISHED OR UNFURNISHED
- DOWNSTAIRS W.C. & UPSTAIRS FAMILY BATHROOM WITH SEPERATE W.C.
- AVAILABLE NOW
- TWO DOUBLES & ONE SINGLE BEDROOM
- SPACIOUS KITCHEN DINER
- LOW MAINTENANCE REAR GARDEN WITH REAR ACCESS
- SPACIOUS LOUNGE

Nestled in the charming area of Godiva Lawn, Southsea, this delightful mid-terrace house presents an excellent opportunity for families. Boasting three well-proportioned bedrooms, including two generous doubles, this property offers ample space for comfortable living.

The inviting reception room provides a warm welcome, while the separate lounge is particularly spacious, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the expansive kitchen/diner, which features plenty of storage and room for family meals. Additionally, a convenient downstairs toilet enhances the practicality of the layout.

The location is truly a highlight, situated just a short stroll from the beach, making it ideal for those who enjoy coastal walks and seaside activities.

Furthermore, the property is adjacent to Milton Park, a wonderful green space that is perfect for families, offering a safe environment for children to play and explore.

Outside, the lovely sunny garden is designed for low maintenance, featuring artificial grass that allows for year-round enjoyment without the hassle of upkeep. This outdoor space is perfect for summer barbecues or simply unwinding in the sun.

This property can be offered either furnished or unfurnished, providing flexibility to suit your personal style and needs. With its prime location and spacious living areas, this home is a fantastic choice for anyone looking to settle in Southsea. Don't miss the chance to make this lovely house 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

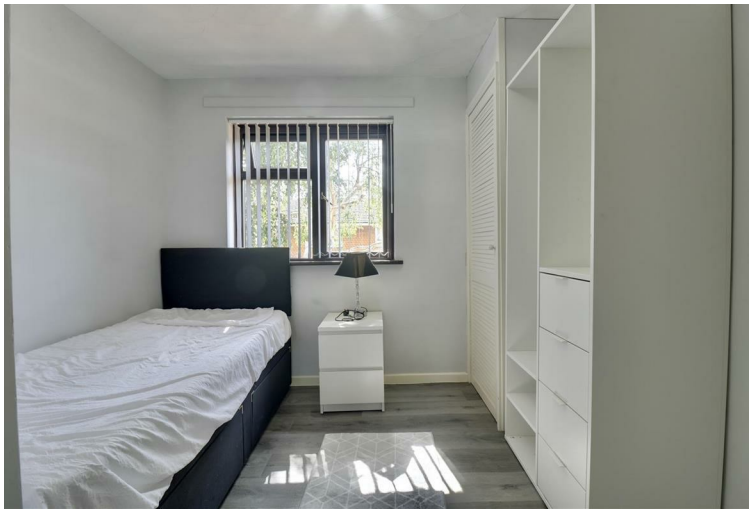
As well as paying the rent, you may also be required to make the following permitted payments.

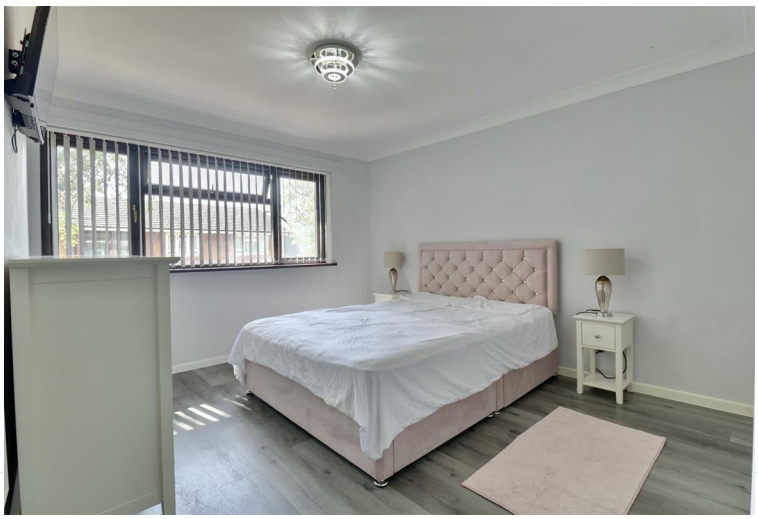
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

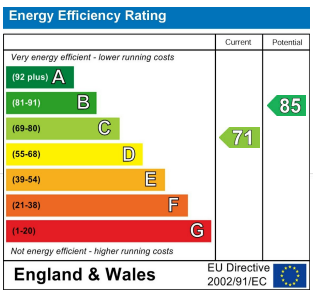
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
·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







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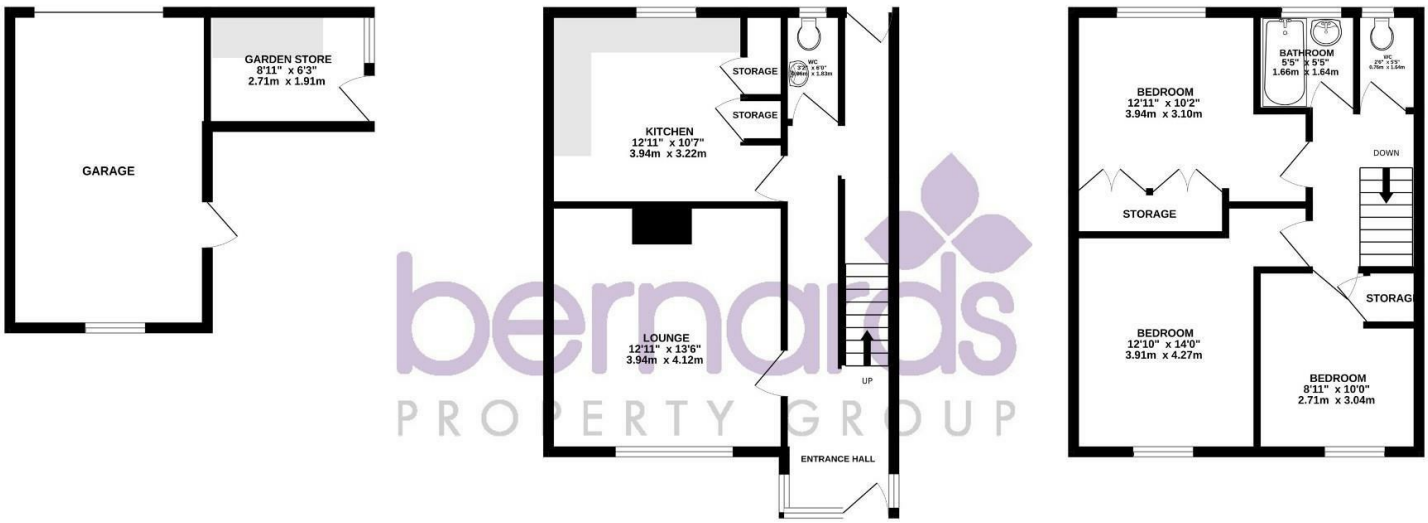
OUTBUILDING
243 sq.ft. (22.6 sq.m.) approx.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



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PROPERTY GROUP

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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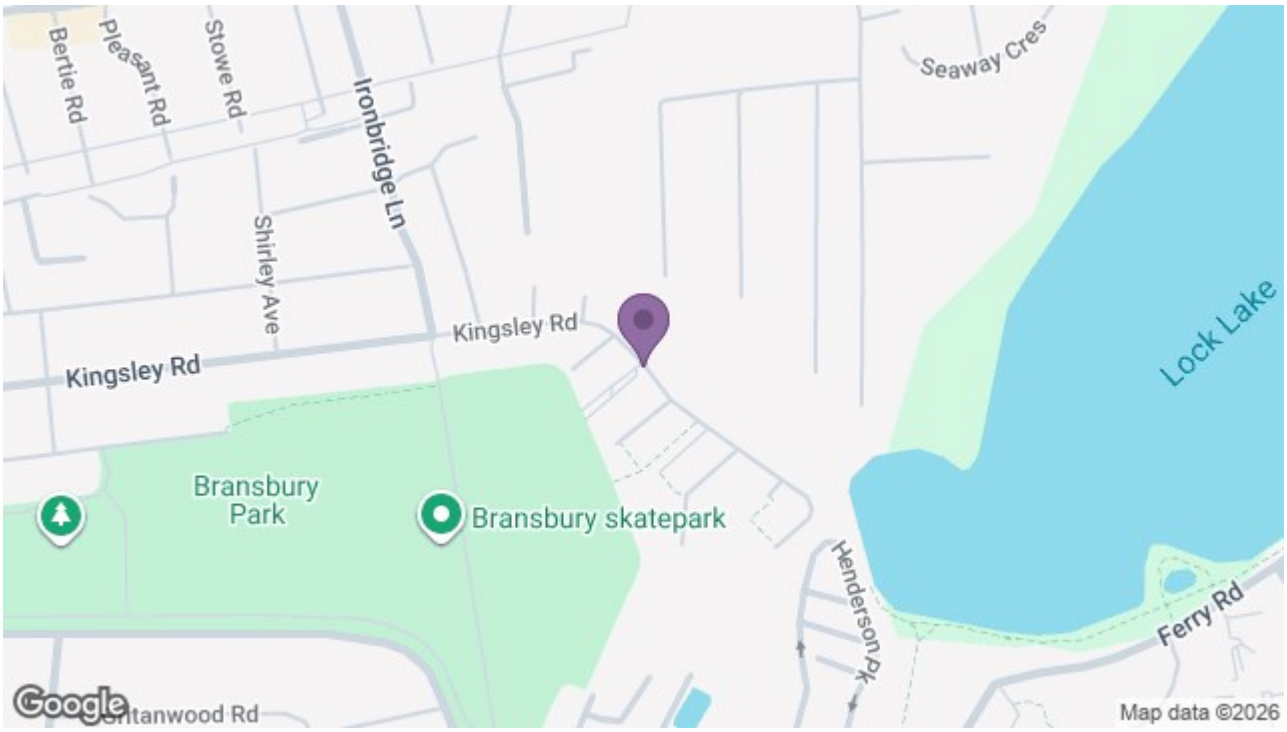

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