

£3,000 Per Month

Spencer Road, Southsea PO4 9RN



HIGHLIGHTS

- ◆ AVAILABLE TO MOVE IMMEDIATELY
- ◆ EXCLUSIVE DEVELOPMENT
- ◆ REQUESTED COASTAL LOCATION
- ◆ WALKING DISTANCE TO SEAFRONT
- ◆ 3-4 BEDROOM HOMES
- ◆ OFF STREET PARKING
- ◆ HIGH SPECIFICATION FINISH
- ◆ STUNNING OPEN PLAN KITCHEN
- ◆ EN-SUITE AND DRESSING ROOM
- ◆ IDEAL FAMILY HOMES

Nestled in the desirable area of Spencer Road, Southsea, this stunning new build terraced house offers a perfect blend of modern living and comfort. Spread over three thoughtfully designed floors, the property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious entrance hallway. A welcoming reception room sets the tone for the rest of the house. The heart of the home is undoubtedly the open plan kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space to the garden, creating an inviting atmosphere for entertaining or simply enjoying the outdoors. The kitchen is equipped with high-quality appliances and includes a separate utility area, ensuring functionality and convenience.

This property is designed with energy efficiency in mind, featuring a highly efficient electric system that not only reduces your carbon footprint but also helps to keep running costs low. Additionally, off-road parking for two vehicles is a rare find in this sought-after location, providing both convenience and peace of mind.

Situated in a lovely prime postcode in Southsea, this home is perfectly positioned to take advantage of the local amenities, parks, and the beautiful coastline. With its modern features and prime location, this property is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this exquisite house your new home.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

12'9" x 18'4" (3.89m" x 5.59m")

WC

KITCHEN / DINER

16'3" x 16'3" (4.95m" x 4.95m")

UTILITY ROOM

6'10" x 4'10" (2.08m" x 1.47m")

FIRST FLOOR

BEDROOM 1

EN-SUITE SHOWER ROOM

6'3" x 5'7" (1.91m" x 1.70m")

BEDROOM 2

11'7" x 8'4" (3.53m" x 2.54m")

BATHROOM

7'6" x 5'6" (2.29m" x 1.68m")

STORAGE CUPBOARD

SECOND FLOOR

BEDROOM 3

12'9" x 11'9" (3.89m" x 3.58m")

STORAGE CUPBOARD

Council Tax Band TBC

BAND TBC

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

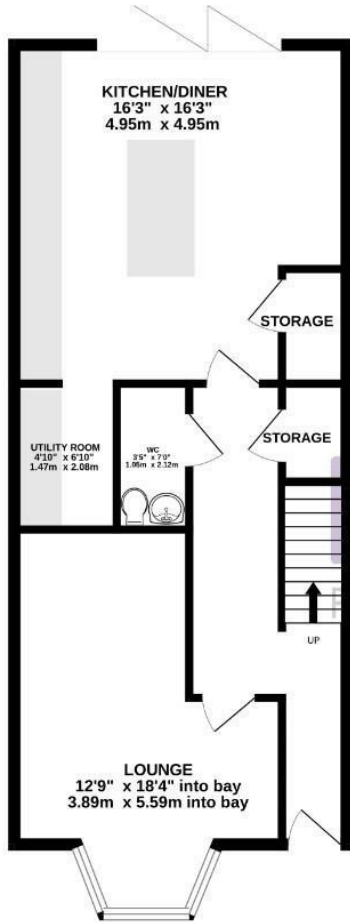
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



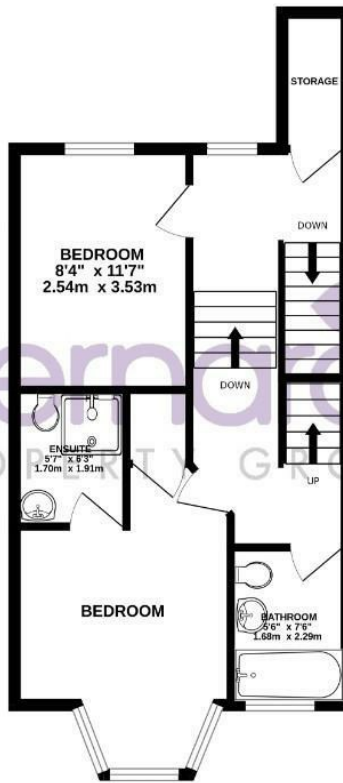
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	2002/91/EC



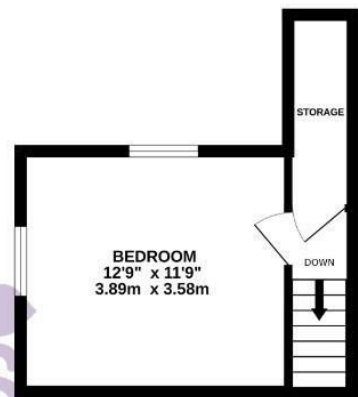
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

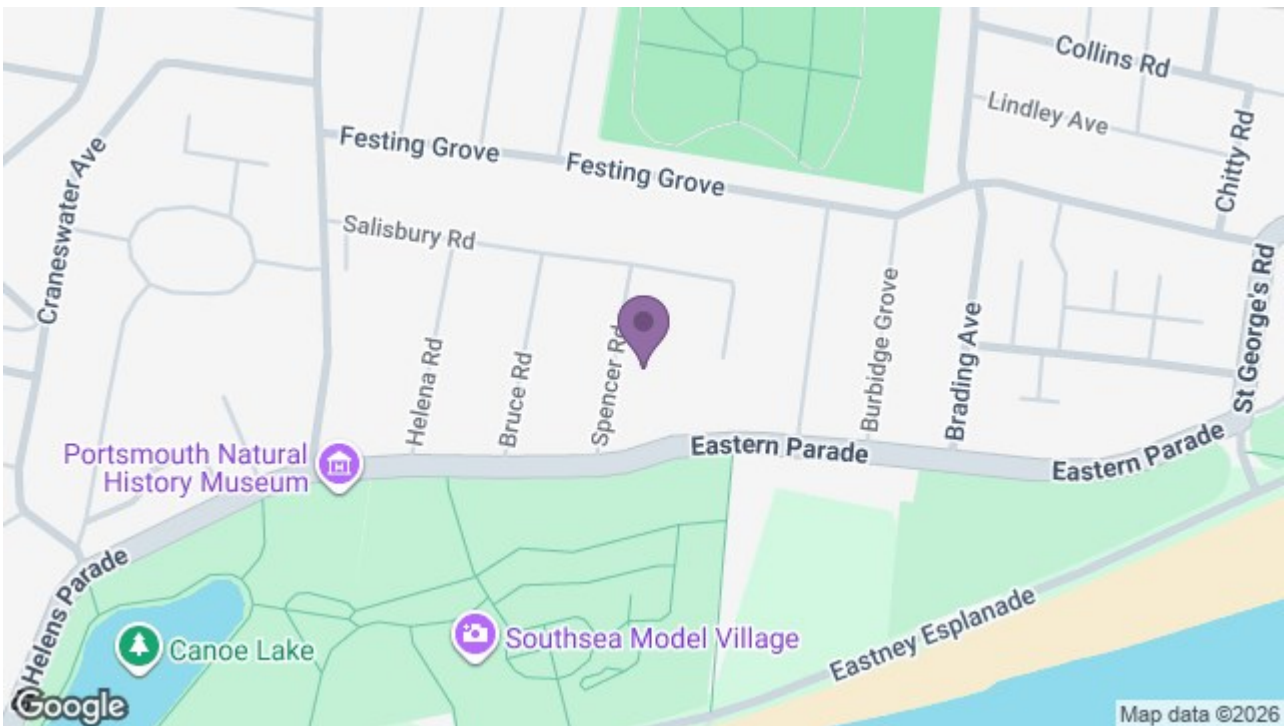


2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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