

£1,600 Per Month

Clarendon Road, Southsea PO4 0SG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CENTRAL SOUTHSEA TOWNHOUSE
- ❖ OFF STREET, GATED PARKING
- ❖ KITCHEN WITH SEPARATE UTILITY ROOM
- ❖ DOWNSTAIRS W.C AND TWO FURTHER 3 BATHROOMS ON 1ST & 2ND FLOORS
- ❖ FOUR BEDROOMS
- ❖ BALCONY TO LOUNGE & MASTER 3 BEDROOM
- ❖ SHORT WALK TO THE BEACH
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW
- ❖ GREAT SIZE PROPERTY, NEUTRALLY DECORATED THROUGHOUT

OFF ROAD PARKING

Nestled in the desirable area of James Terrace on Clarendon Road, Southsea, this mid-terrace townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 1,130 square feet, this property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Completing the ground floor is the kitchen, utility room, W.C & a bedroom or study. There is also rear access to the property from the residents parking area.

The middle floor houses a stylish bathroom, while the first floor is home to a spacious lounge that opens onto a lovely balcony, perfect for enjoying the fresh air and views. The main bedroom, located on

the top floor, also benefits from its own private balcony, providing a serene retreat at the end of the day.

This property is neutrally decorated throughout, allowing you to easily add your personal touch. Additionally, off-street parking is available in a secure residents' car park with gated access, offering peace of mind and convenience.

With its prime location, this townhouse is very conveniently situated, providing easy access to local amenities, transport links, and the vibrant atmosphere of Southsea. This property is a wonderful opportunity for those looking to settle in a thriving community. Don't miss your chance to make this delightful home your own.

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

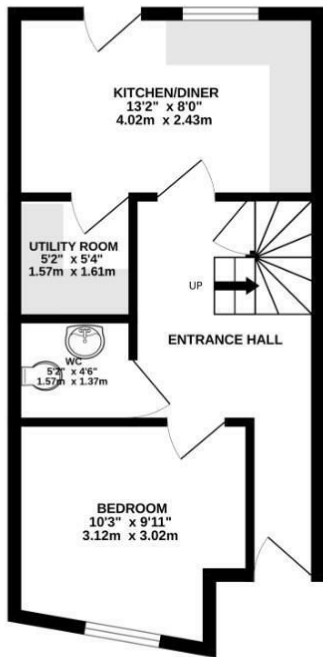
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



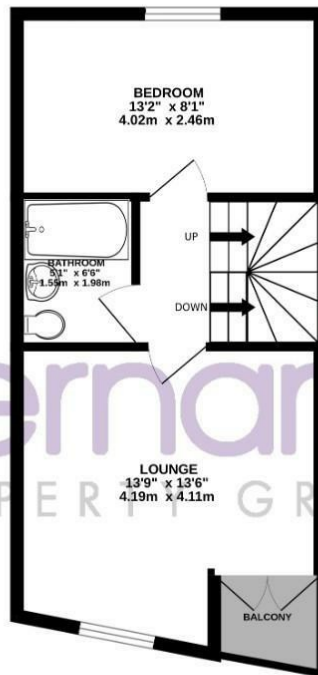
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
78		
EU Directive 2002/91/EC		
England & Wales		



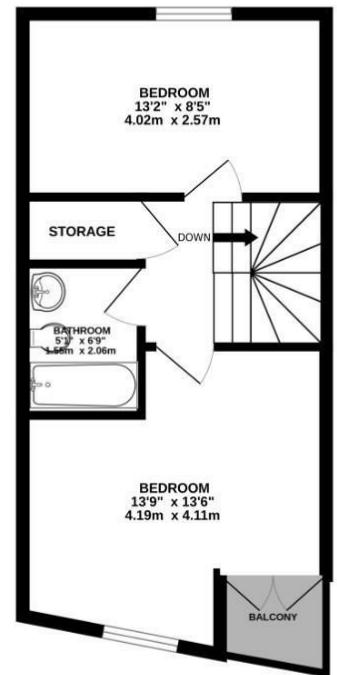
GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.

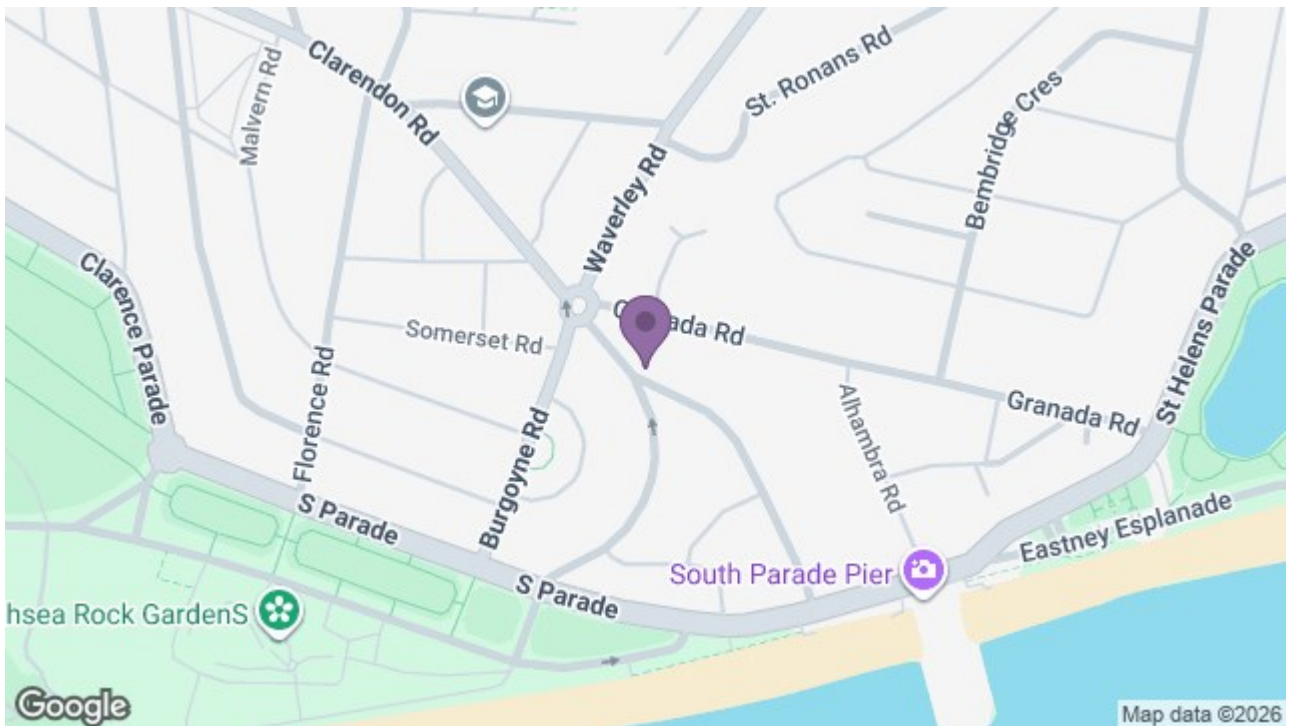


2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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