

£1,600 Per Month

Graham Road, Southsea PO4 0LN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM HOME IN CENTRAL SOUTHSEA
- BAY & FORECOURT
- SPACIOUS LOUNGE
- MODERN KITCHEN WITH AMPLE STORAGE
- DOWNSTAIRS BATHROOM WITH BATH AND SEPERATE SHOWER
- LOW MAINTENANCE REAR GARDEN
- THREE DOUBLE BEDROOMS
- UNFURNISHED
- AVAILABLE FOR MOVE IN ASAP

Nestled in the heart of Southsea on Graham Road, this three-bedroom house offers a delightful blend of modern living and classic character. This property spans an impressive 893 square feet and features a bay and forecourt, enhancing its curb appeal.

Upon entering, you are welcomed into a spacious lounge that boasts modern laminate flooring and a neutral decor, creating a warm and inviting atmosphere. This well-proportioned lounge seamlessly flows into a generously sized kitchen, which is equipped with ample storage, making it perfect for culinary enthusiasts and family gatherings alike.

The bathroom is thoughtfully designed, featuring

both a bath and a separate shower cubicle, along with a utility cupboard that includes plumbing for a washing machine, adding to the convenience of daily living.

Venture outside to discover a low-maintenance rear garden, complete with a built-in seating area, ideal for enjoying the outdoors or entertaining guests during the warmer months.

Upstairs, the property offers three spacious bedrooms, providing ample space for family, guests, or even a home office. This house is perfectly situated to enjoy all that Southsea has to offer.

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

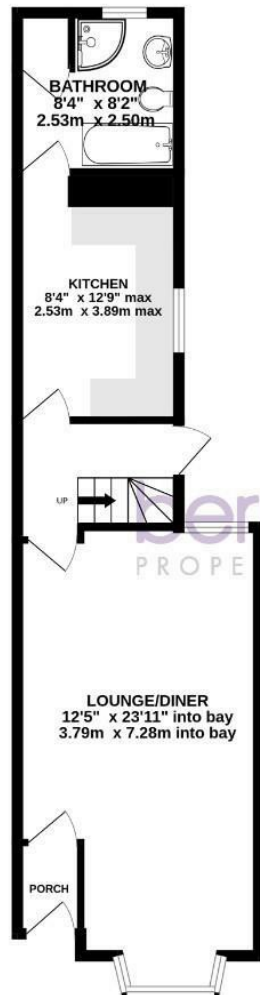
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



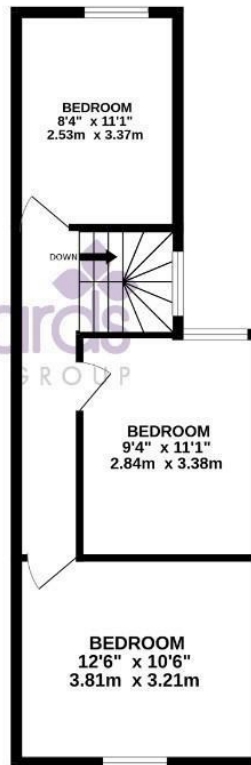
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.

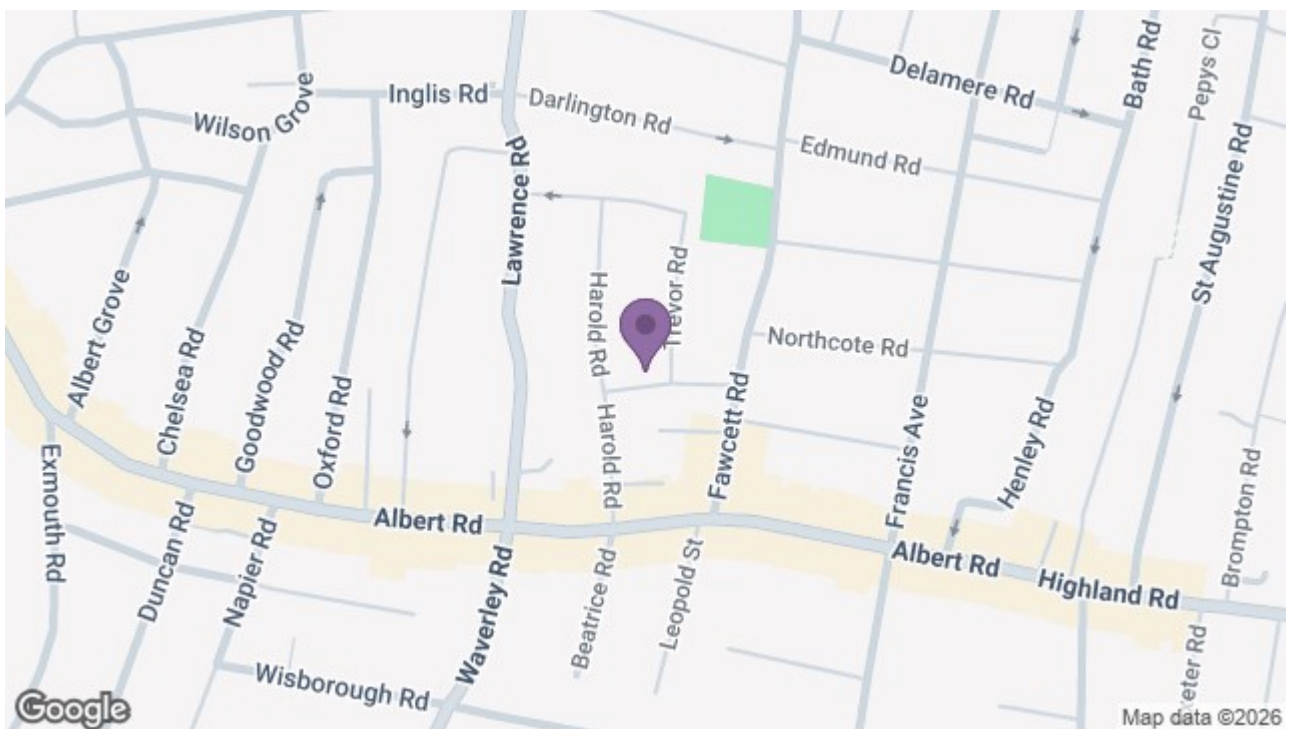


1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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