

£1,650 Per Month

Bramshott Road, Southsea PO4 8AN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEWLY REFURBISHED THROUGHOUT
- ❖ MODERN & BRAND NEW KITCHEN & BATHROOM
- ❖ BASEMENT FOR STORAGE
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ TASTEFULLY DECORATED
- ❖ LOVELY SOUTHSEA LOCATION
- ❖ AVAILABLE NOW
- ❖ FITTED APPLIANCES
- ❖ TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM

Welcome to this beautifully refurbished terraced house located on Bramshott Road in the charming area of Southsea. This delightful property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. As you enter, you will find a cosy lounge to the left of the entrance hall, which has been tastefully updated to create a warm and welcoming atmosphere.

The heart of the home is undoubtedly the brand new kitchen, equipped with modern fitted appliances that will delight any cooking enthusiast. This space is perfect for preparing meals and enjoying family gatherings.

The property features three well-proportioned bedrooms, offering comfortable living for families or those seeking extra space. The bathroom has also been thoughtfully refurbished, ensuring a fresh and

contemporary feel throughout the home.

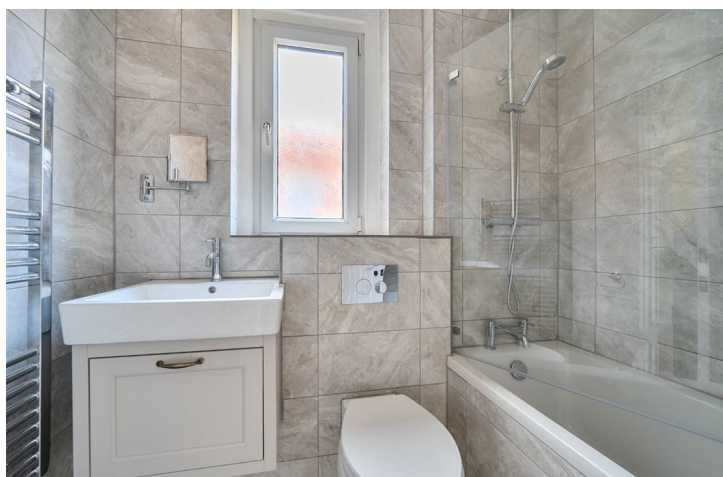
Step outside to discover a low maintenance rear garden, designed with shingle for ease of care, allowing you to enjoy outdoor space without the hassle of extensive upkeep. There is also the added benefit of a basement, providing ample storage space to the property.

Situated in the lovely Southsea location, this property is conveniently placed for local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This newly refurbished home is ready for you to move in and make it your own. Don't miss the opportunity to view this charming property that combines modern living with a fantastic location.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://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.

## 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.



| 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                     |         |           |



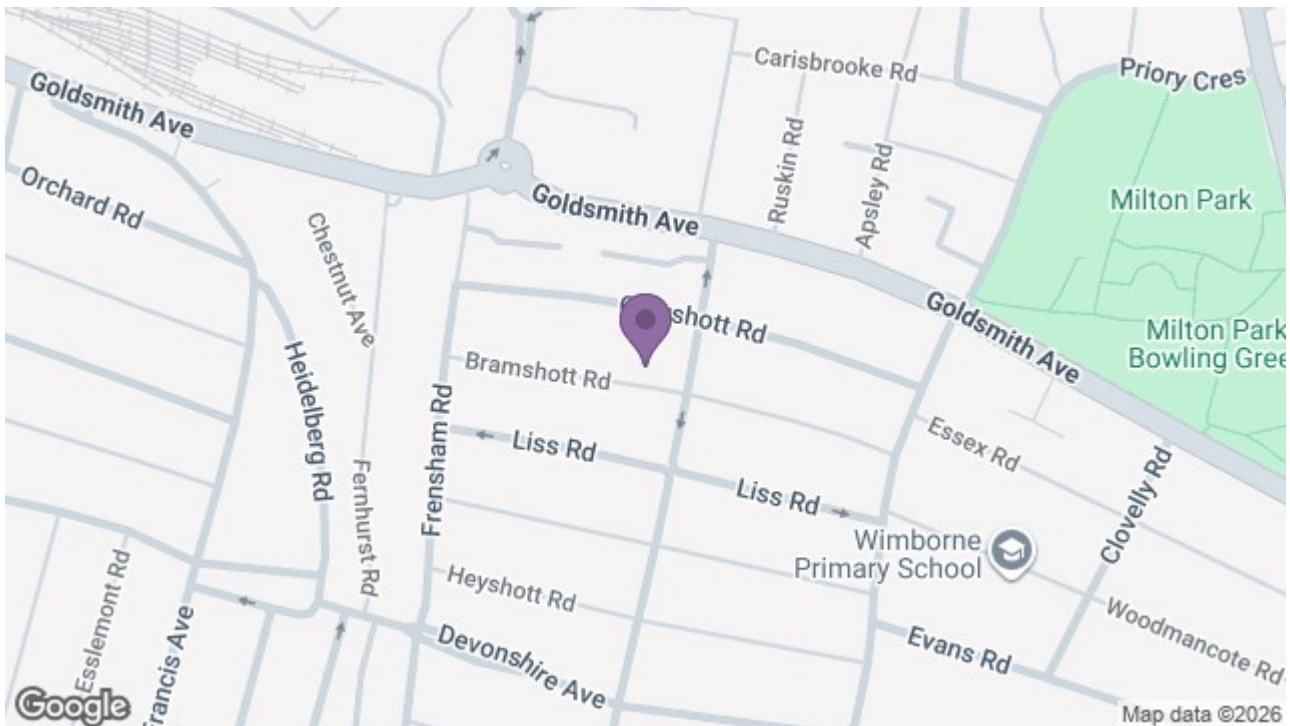
# Bramshott Road, Southsea, PO4

Approximate Area = 1527 sq ft / 141.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1497633



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