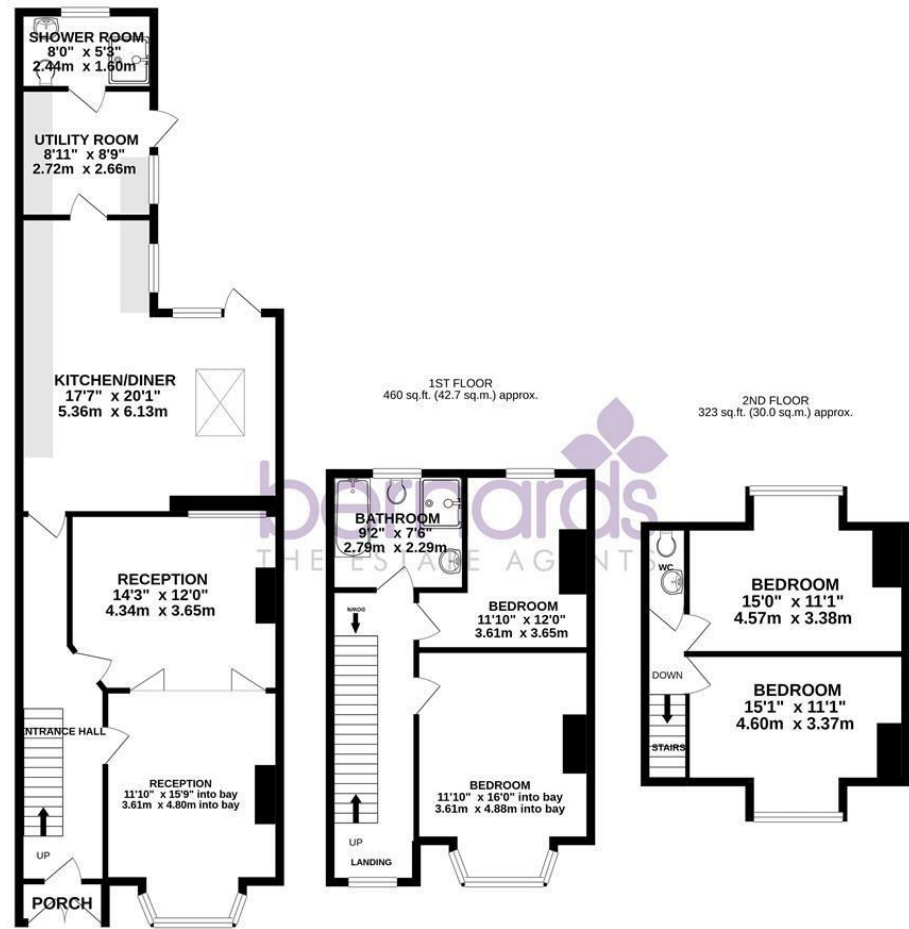


GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 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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£2,400 PCM

Festing Grove, Southsea PO4 9QF

**bernards**  
THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- EXQUISITE PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- VERY HIGH SPEC
- CENTRAL SOUTHSEA LOCATION
- LARGE KITCHEN/DINER
- TWO BATHROOMS
- THREE STOREYS
- UNFURNISHED
- AVAILABLE FOR AUGUST OR SEPTEMBER MOVE IN
- A MI IST VIFW

We are delighted to introduce to the rental market this beautifully presented four bedroom property. Enjoying a prime location just off the sea front and situated in a superb location for local schools, opportunities to let such a prestigious address are few and far between.

From the moment of entering the house, you will be struck straight away by the sheer size of the entrance hallway. Downstairs consists of a beautiful, light and airy lounge with a large bay window and offering a superb flow of light throughout. A second reception room is open plan to the lounge and works superbly well as a family room.

The rear of the property sees a fantastic sized kitchen/diner with a separate utility area and luxury shower room.

The garden is in a lovely family garden with a

patio and area of artificial lawn.

Moving to the first floor via the beautiful staircase, you have two double bedrooms and an incredible four-piece bathroom

Moving to the tastefully converted loft, there property is completed by two double bedrooms and a W.C

Additionally, the property is covered by CCTV and an alarm system for extra security and peace of mind.

Its rare that a property of this size and finish, should come available in such a desirable location, in close proximity to Southsea Seafront, so we strongly recommend an internal viewing, to avoid disappointment

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**RECEPTION ROOM ONE**  
11'10" x 15'9" into bay (3.61m x 4.80m into bay )

**RECEPTION ROOM TWO**  
14'3" x 12' (4.34m x 3.66m)

**KITCHEN/DINER**  
20'1" x 17'7" (6.12m x 5.36m)

**UTILITY ROOM**  
8'11" x 8'9" (2.72m x 2.67m)

**SHOWER ROOM**  
5'3" x 8' (1.60m x 2.44m)

**BEDROOM ONE**  
11'10" x 16' (3.61m x 4.88m)

**BEDROOM TWO**  
11'10" x 12' (3.61m x 3.66m)

**BATHROOM**  
9'2" x 7'6" (2.79m x 2.29m)

**BEDROOM THREE**  
15' x 11'1" (4.57m x 3.38m)

**BEDROOM FOUR**  
15' x 11'1" (4.57m x 3.38m)

**W.C**  
5'6" x 2'10" (1.68m x 0.86m)

**COUNCIL TAX BAND E**

## 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.

## 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.

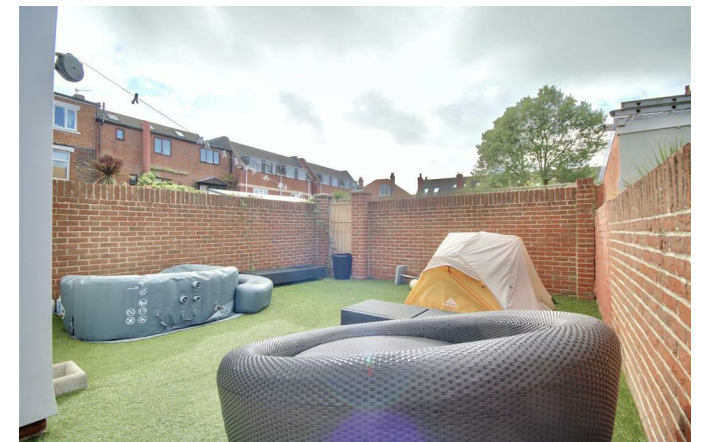
## TENANT FEES ACT 2019

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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