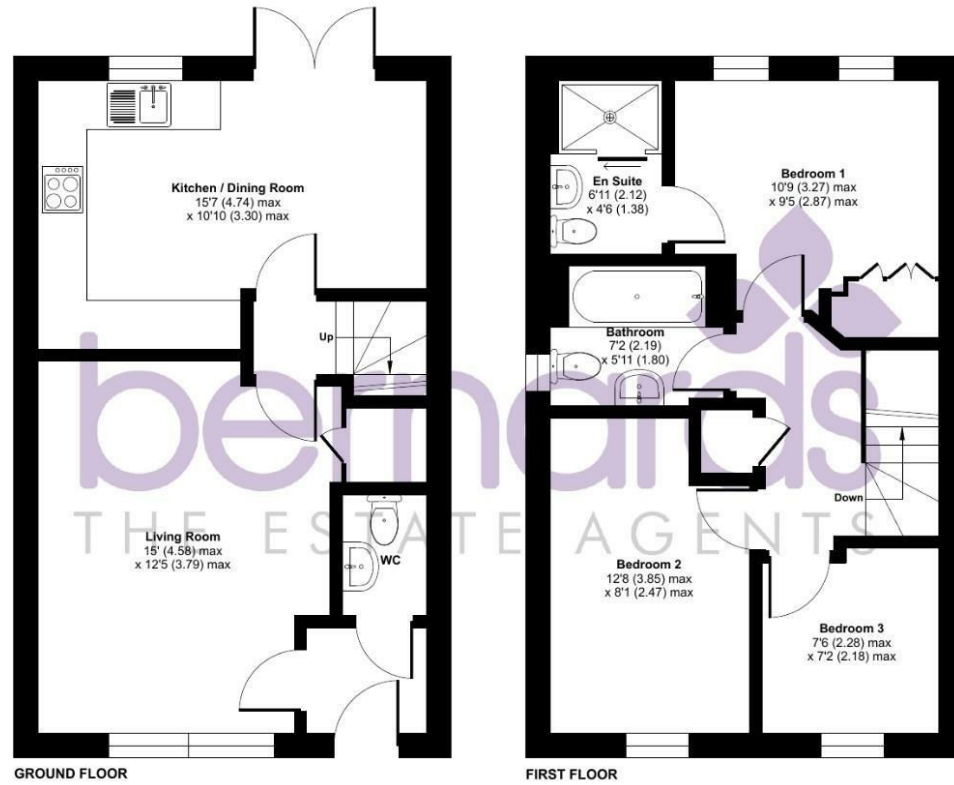


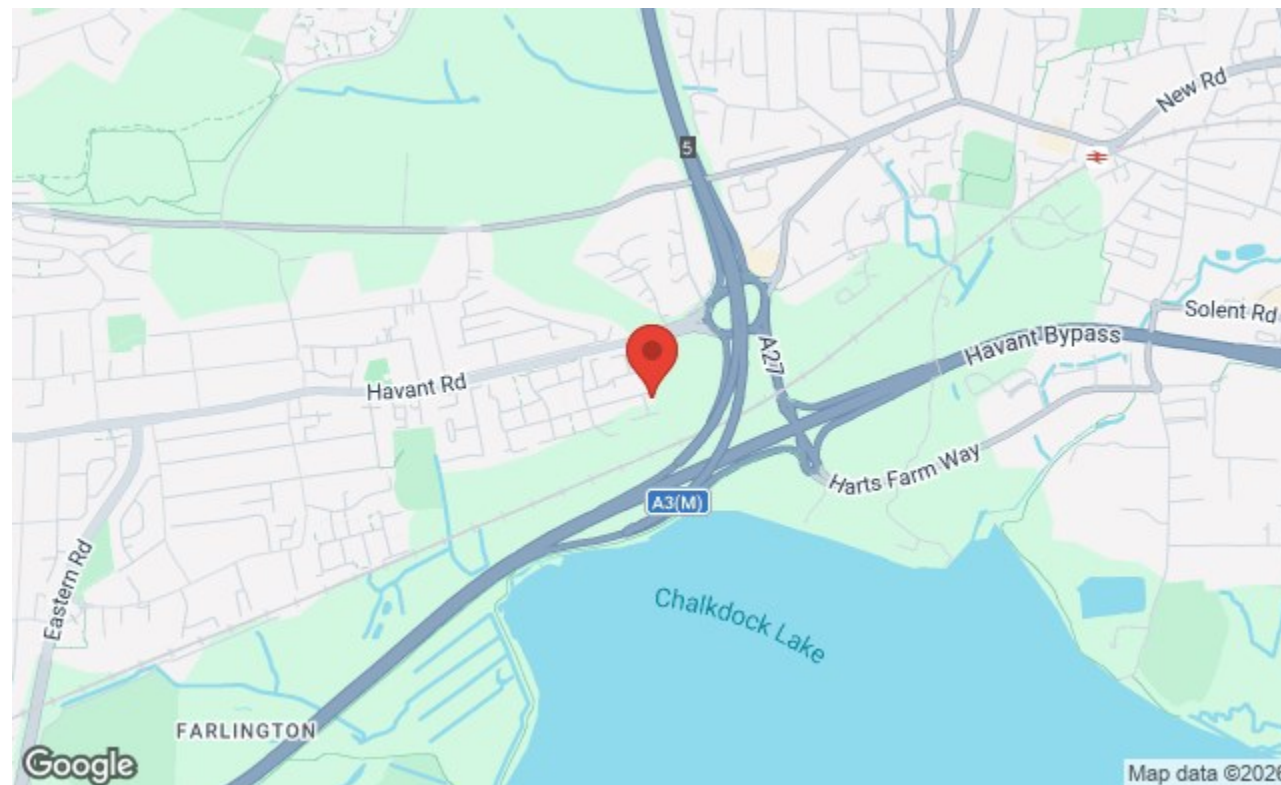


Flint Avenue, Havant, PO9

Approximate Area = 828 sq ft / 76.9 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383756



£1,900 PCM

Flint Avenue, Havant PO9 3FU



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS W.C.
- ❖ EN-SUITE
- ❖ GARDEN
- ❖ DRIVEWAY & EV CHARGING
- ❖ MODERN DEVELOPMENT
- ❖ UNOBSTRUCTED VIEW TO REAR
- ❖ AVAILABLE APRIL

Welcome to this stunning new build property located on Flint Avenue in Bedhampton. This semi-detached house, built in 2024, offers a modern living experience with a generous space of 818 square feet, perfect for families or those seeking a comfortable home.

As you enter, you will be greeted by a bright and airy kitchen/diner, ideal for both casual meals and entertaining guests. The well-designed layout ensures that the heart of the home is both functional and inviting. With three spacious bedrooms, there is ample room for relaxation and privacy, making it a

perfect retreat after a long day.

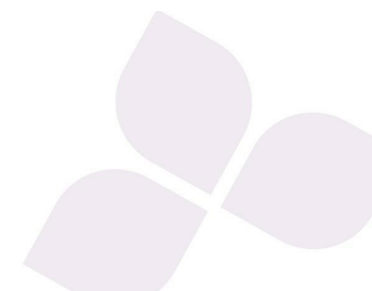
The property also features an en-suite bathroom, providing added convenience and luxury for the master bedroom. This thoughtful addition enhances the overall appeal of the home, ensuring that it meets the needs of modern living.

Off-road parking at the front of the property is a significant advantage, offering ease and security for your vehicles. The location on Flint Avenue is not only desirable but also provides easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

W.C.

LOUNGE

15'0" x 12'5" (4.58 x 3.79)

KITCHEN/DINER

15'6" x 10'9" (4.74 x 3.30)

LANDING

BEDROOM 1

10'8" x 9'4" (3.27 x 2.87)

EN-SUITE

6'11" x 4'6" (2.12 x 1.38)

BEDROOM 2

12'7" x 8'1" (3.85 x 2.47)

BEDROOM 3

7'5" x 7'1" (2.28 x 2.18)

BATHROOM

7'2" x 5'10" (2.19 x 1.80)

GARDEN

PARKING

TENANT FEES

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			96
(81-91) B		84	
(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	

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