

£2,000 Per Calendar Month

Coastguard Close, Gosport PO12
2ND

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ NO DEPOSIT OPTION AVAILABLE
- ❖ CUL-DE-SAC LOCATION
- ❖ BAYHOUSE CATCHMENT
- ❖ CONSERVATORY
- ❖ OFF ROAD PARKING
- ❖ BUILT IN STORAGE
- ❖ WITHIN WALKING DISTANCE TO STOKES BAY BEACH
- ❖ DOWNSTAIRS W/C
- UTILITY ROOM

4 Bedroom Detached Family Home | No
Deposit Option Available | Council Tax Band F

Bernards are pleased to present this spacious and well-presented four-bedroom detached family home, situated in a quiet cul-de-sac in the highly sought-after Alverstoke area, within the Bay House School catchment and just a short walk from Stokes Bay beach. This fantastic property offers generous living space throughout, including a bright living room, separate dining room, study, conservatory, and a modern kitchen with adjoining utility room. Upstairs features four good-sized bedrooms, with an en-suite to the master and a contemporary family bathroom. There is also a convenient downstairs W/C. Outside, the property benefits from off-road

parking and a private garden, ideal for family living.

Perfectly located close to local amenities, excellent schools, and beautiful coastal walks, this home is ideal for families looking to enjoy life by the sea. Available from September, the property is offered with a no deposit option available, providing added flexibility for prospective tenants.

Don't miss out – contact us today to arrange a viewing!

Call today to arrange a viewing
02392 004660
www.bernardsea.co.uk





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www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

TENANCY 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);

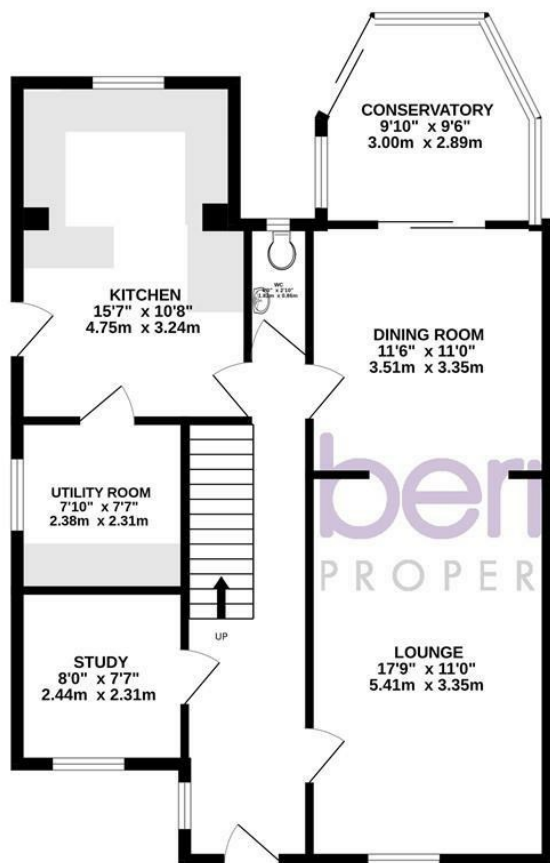
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council 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.



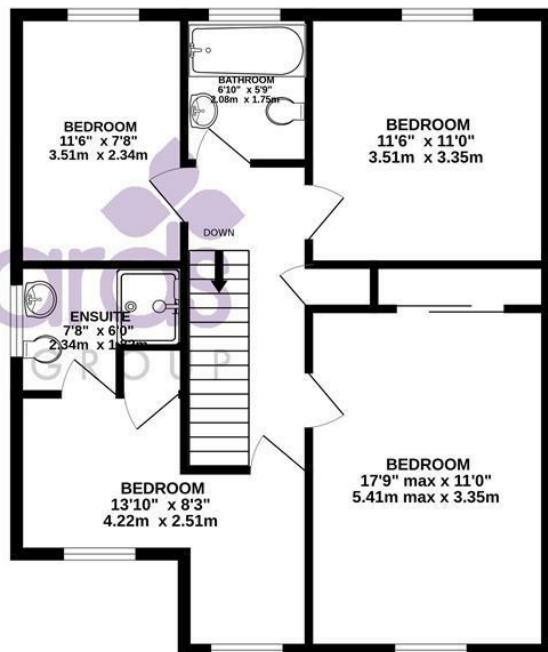
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

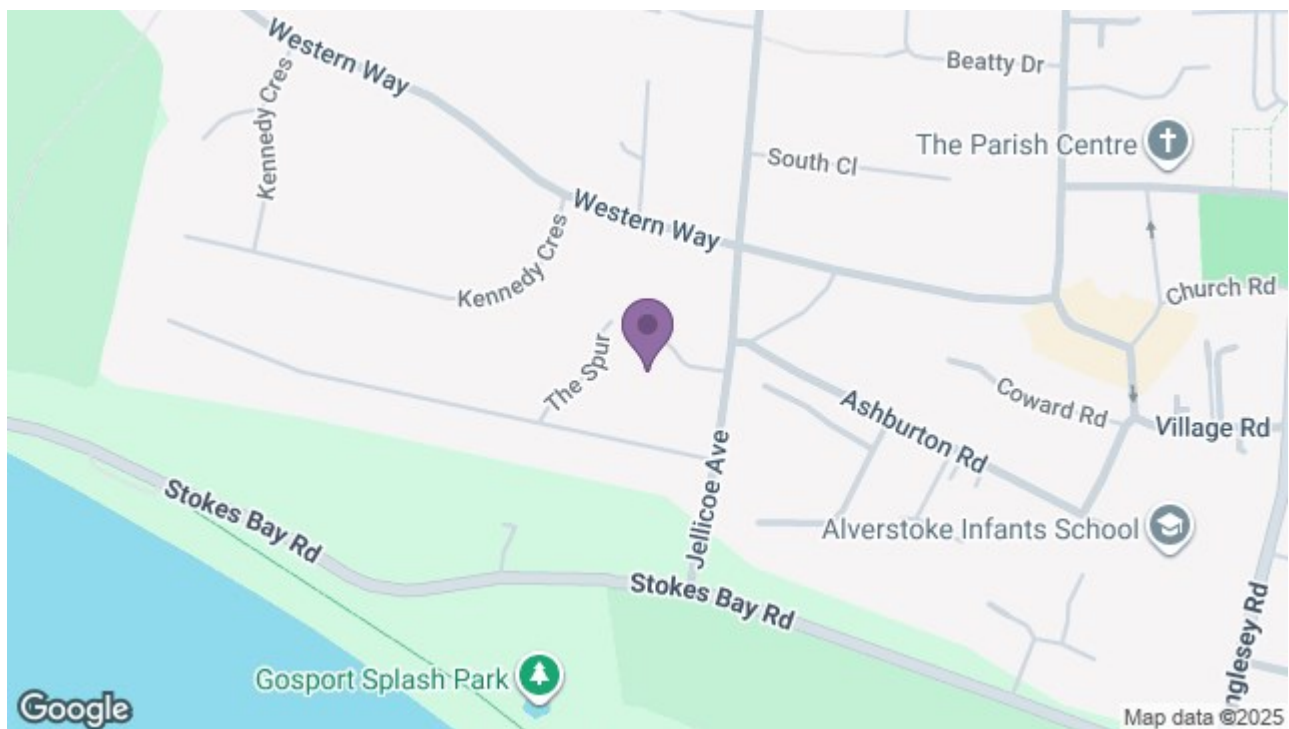


1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660

