

£1,450 Per Month

Stanley Road, Portsmouth PO2 8EL



HIGHLIGHTS

- ◆ STUNNING THREE BEDROOM HOME
- ◆ NEWLY RENOVATED
- ◆ DOUBLE BEDROOMS
- ◆ MODERN THROUGHOUT
- ◆ LUXURY KITCHEN & BATHROOM
- ◆ REAR GARDEN WITH PARKING FACILITY
- ◆ AVAILABLE NOW
- ◆ TWO RECEPTION ROOMS
- ◆ SPACIOUS LAYOUT
- EPC RATING C

Welcome to this stunning three-bedroom family home located on Stanley Road in Portsmouth. This property has been newly renovated to a very high standard, making it an ideal choice for those seeking a modern and stylish living space.

As you enter, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The heart of the home is the contemporary kitchen, which is designed with both functionality and style in mind.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The bathroom is thoughtfully designed, complementing the overall modern aesthetic of the home. Throughout the property,

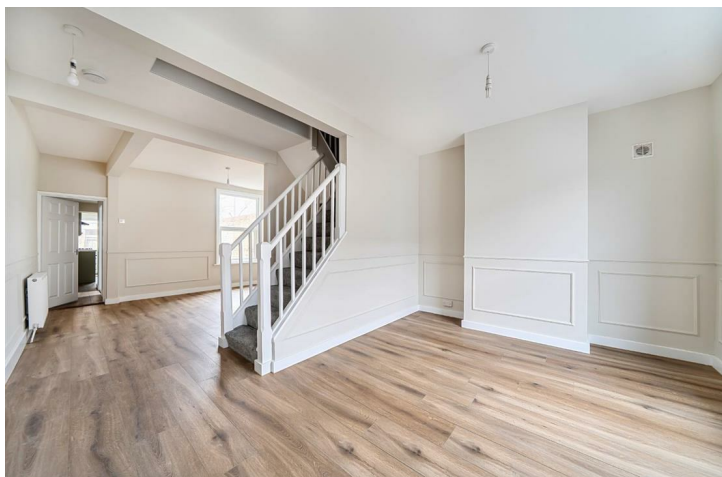
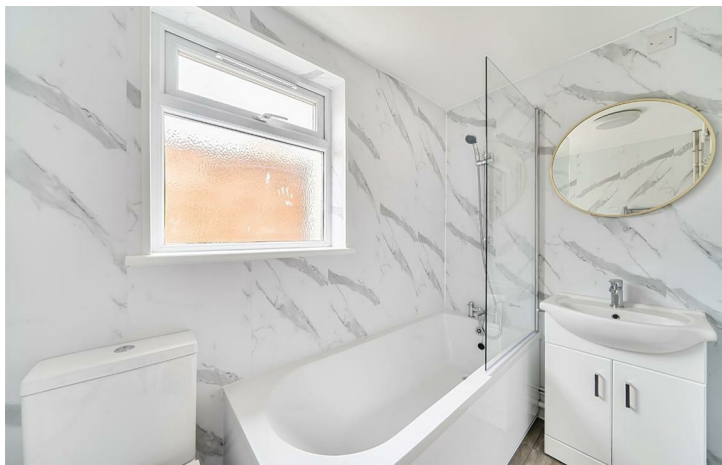
you will notice a neutral decor that enhances the light and airy feel, making it easy for you to add your personal touch.

One of the standout features of this home is the rear garden, which includes a back gate for easy access. Additionally, there is a parking facility, providing convenience for you and your family.

This delightful home is available now and is ready for you to move in and make it your own. Don't miss the opportunity to secure this beautifully renovated property in a desirable location.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

Right to Rent Checks

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 e.g. 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;

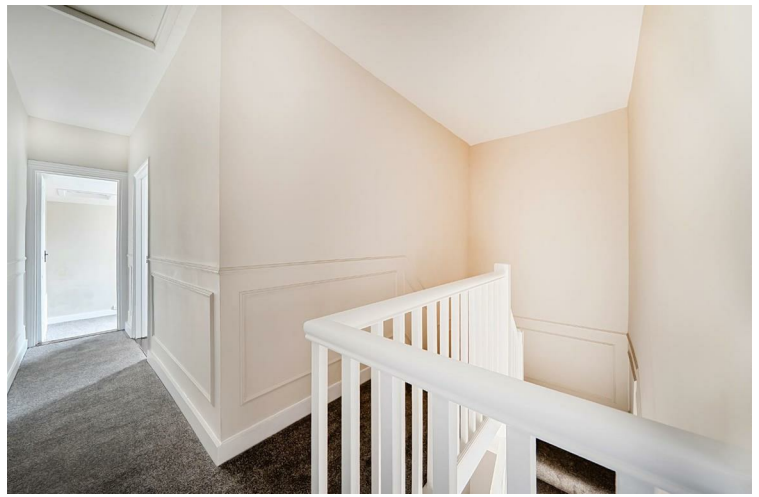
- Council tax (payable to the billing authority);

- 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80

EU Directive 2002/91/EC
England & Wales



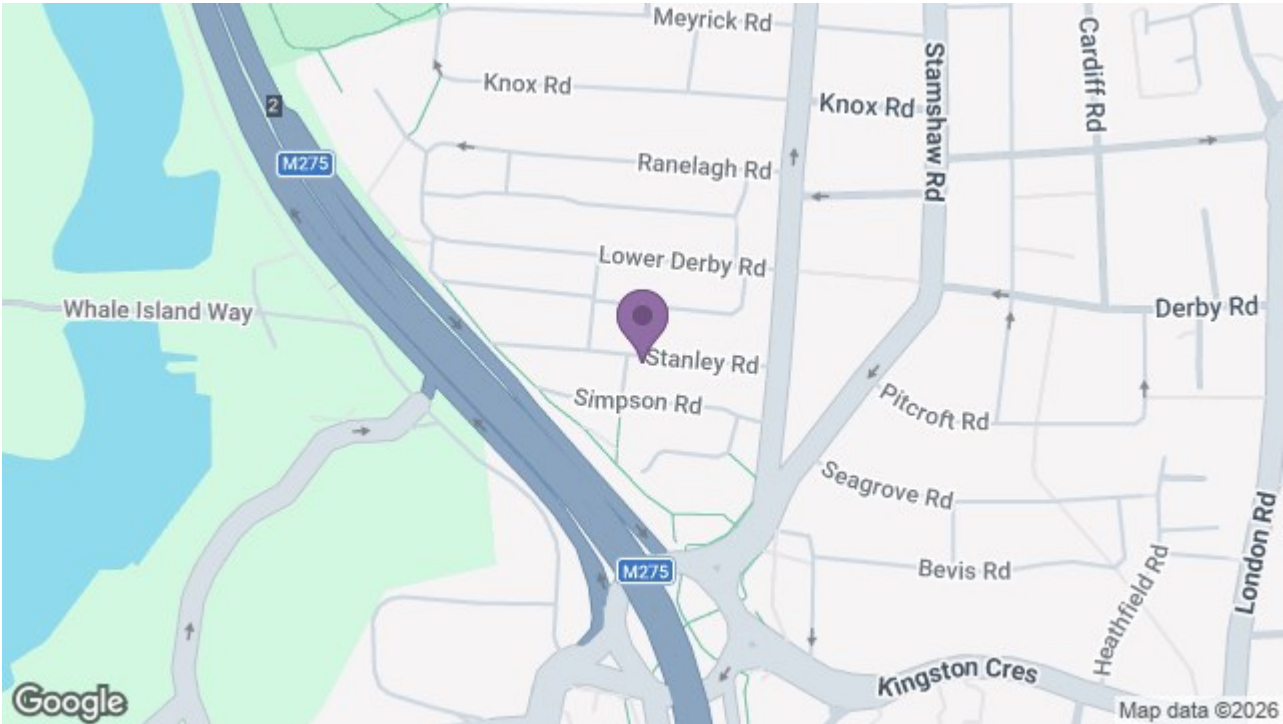
Stanley Road, Portsmouth, PO2

Approximate Area = 956 sq ft / 88.8 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1423960



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

