

£1,450 Per Month

Whitworth Road, Portsmouth PO2  
7RU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ NEWLY RENOVATED
- ❖ STUNNING CONDITION
- ❖ OPEN PLAN KITCHEN / DINER
- ❖ BAY & FORECOURT
- ❖ MODERN INTERIOR
- ❖ SPACIOUS LIVING ROOM
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ AVAILABLE NOW

Nestled on the charming Whitworth Road in Portsmouth, this immaculately presented three-bedroom family home is a true gem. Newly renovated throughout, the property boasts a modern and inviting atmosphere, perfect for contemporary living.

As you enter, you are welcomed into a spacious reception room that flows seamlessly into an open plan kitchen diner, creating an ideal space for family gatherings and entertaining guests. The kitchen is designed with both style and functionality in mind, offering ample storage and modern appliances that will

delight any home chef.

The three generously sized bedrooms provide plenty of room for relaxation and personal space, making this home perfect for families. The upstairs bathroom is tastefully appointed, while the convenience of a downstairs WC adds to the practicality of the layout.

With its spacious rooms and thoughtful design, this property is not only a comfortable family home but also a wonderful opportunity for those seeking a stylish and well-located residence in Portsmouth. Don't miss the chance to make this delightful house your new home.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://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.

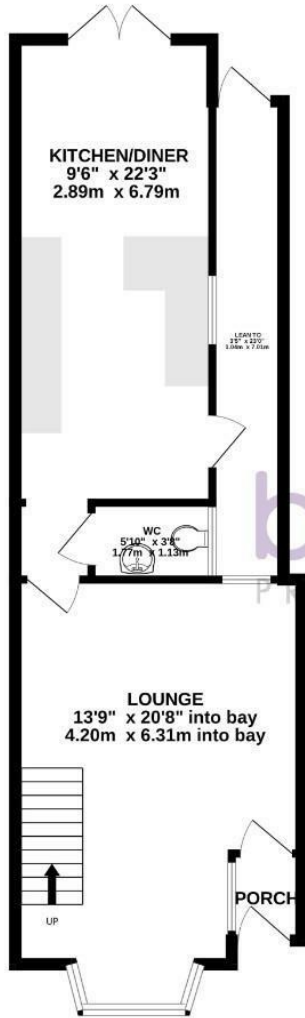


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



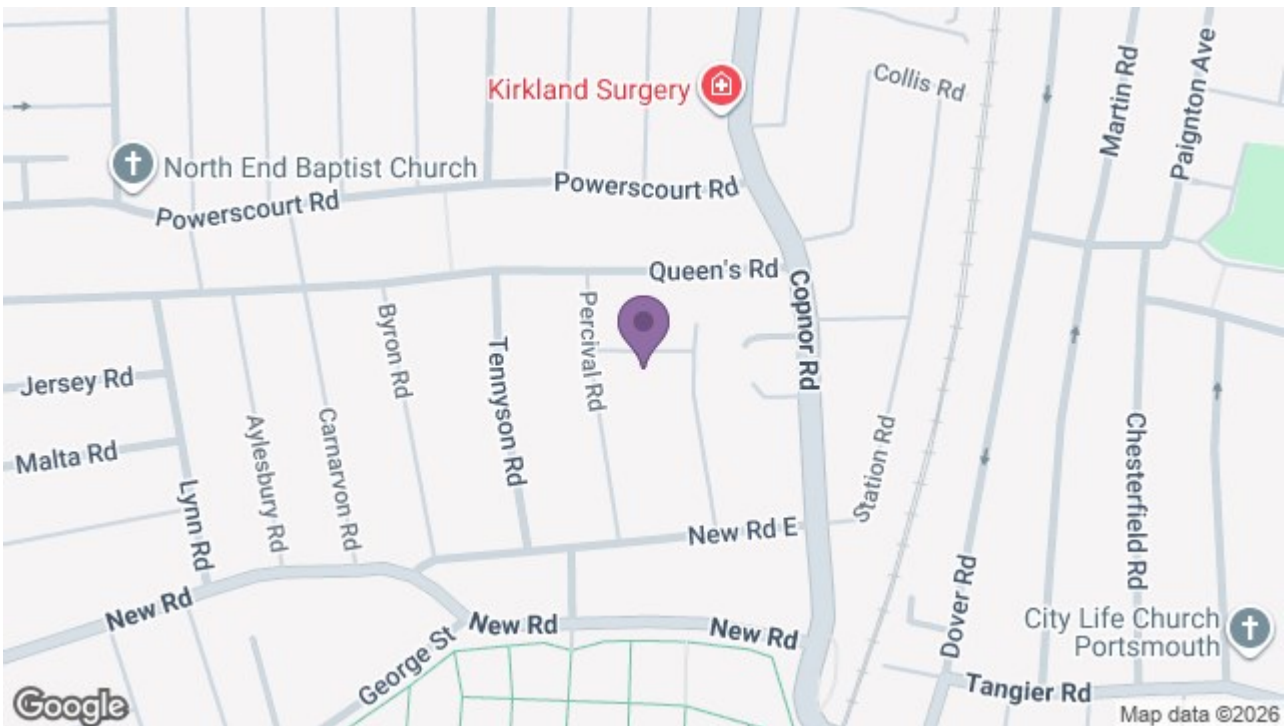
GROUND FLOOR  
588 sq. ft. (54.7 sq.m.) approx.

1ST FLOOR  
506 sq. ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq. ft. (101.7 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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