

£1,150 Per Month

Eastney Road, Southsea PO4 9HZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ STUNNING TWO BEDROOM MAISONETTE
- ◆ MODERN THROUGHOUT
- ◆ STYLISH KITCHEN & BATHROOM
- ◆ SPACIOUS THROUGHOUT
- ◆ BUILT IN STORAGE
- ◆ REDECORATED
- ◆ SOUTHSEA LOCATION
- ◆ NEUTRAL DECOR
- ◆ AVAILABLE NOW
- A MUST VIEW

1 ALLOCATED PARKING SPACE INCLUDED

Nestled on Eastney Road in the charming area of Southsea, this immaculately presented two-bedroom maisonette offers a delightful blend of modern living and comfort. The property boasts a stylish kitchen and bathroom, both designed with contemporary finishes that enhance the overall appeal of the home.

As you enter, you are welcomed into a spacious reception room that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it an ideal choice for couples, small families, or individuals seeking a

comfortable living environment.

This purpose-built flat is available for immediate occupancy, allowing you to settle in without delay. The Southsea location is particularly desirable, offering a vibrant community with easy access to local amenities, parks, and the beautiful coastline.

In summary, this modern maisonette on Eastney Road is a fantastic opportunity for those looking to enjoy a stylish and convenient lifestyle in one of Southsea's most sought-after areas. Don't miss the chance to make this lovely property 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.

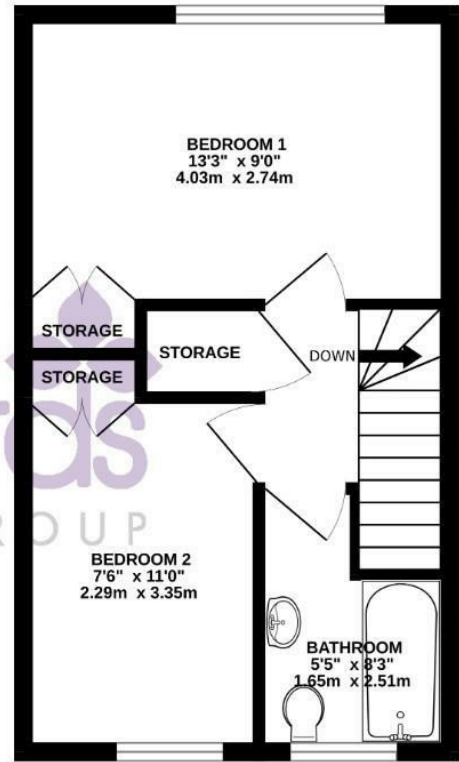
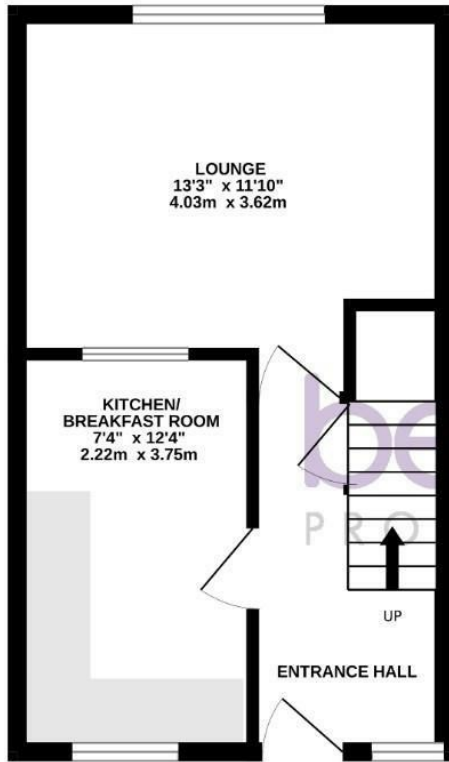


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOWER FLOOR  
302 sq.ft. (28.0 sq.m.) approx.

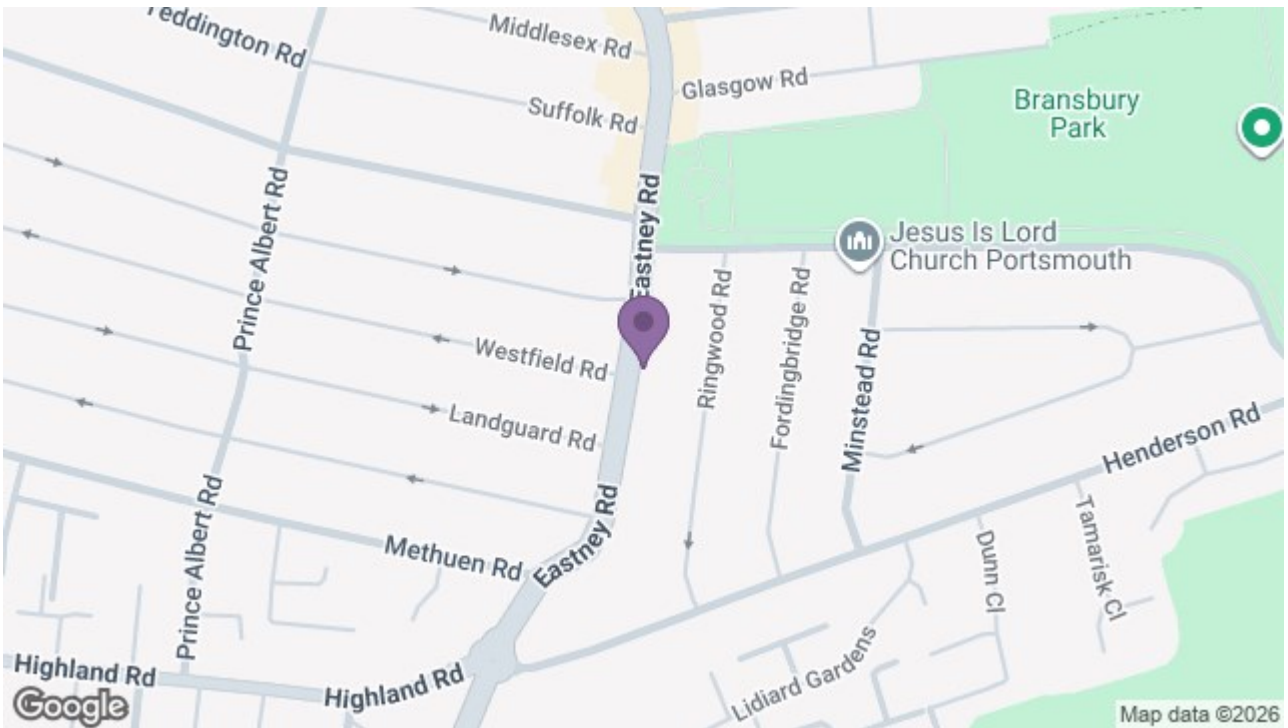
UPPER FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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