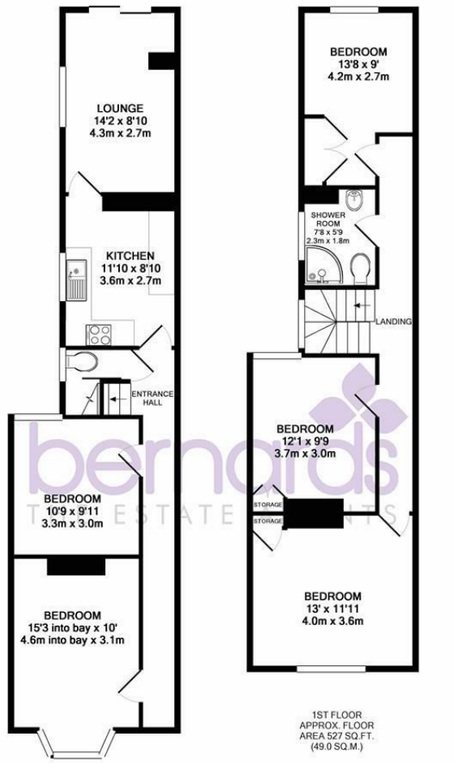


TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TO LET

£1,900 PCM

Orchard Road, Southsea PO4 0AA

bernards THE ESTATE AGENTS



4 2 1

HIGHLIGHTS

- AVAILABLE NOW
- FAMILY OR SHARERS FOR HMO WELCOME!
- 4 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- SOUTHSEA LOCATION
- UNFURNISHED
- VIEW NOW
- BRAND NEW FRIDGE FREEZER, OVEN & WASHING MACHINE INCLUDED
- IDEAL FOR FOUR SHARERS

GUARANTEE OF NO RENT INCREASE FOR 3 YEARS
FAMILIES OR SHARERS WELCOME

Nestled on the charming Orchard Road in Southsea, Hampshire, this delightful terraced house presents an excellent opportunity for four sharers looking for a spacious and modern home. Boasting four well-proportioned bedrooms, the property offers plenty of space and flexibility, making it an ideal choice for professional sharers.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a contemporary kitchen, designed to meet the demands of modern living. The kitchen is not only stylish but also functional, providing a fantastic communal space for cooking, dining and entertaining with friends or housemates.

The lounge is a key feature of this home, enhanced by patio doors that open directly onto the garden. This creates a lovely indoor-outdoor living space and provides the perfect area for relaxing, socialising or enjoying sunny days together.

With four bedrooms and two bathrooms, the property is particularly well suited to four sharers, allowing each occupant to have their own private bedroom while benefiting from spacious communal living areas. The practical layout provides a comfortable balance between privacy and shared space.

Located in the vibrant area of Southsea, residents will benefit from a variety of local amenities, parks, shops and schools, all within easy reach. With its combination of four spacious bedrooms, modern living areas, garden and convenient location, this property is an excellent opportunity for four sharers seeking a comfortable and well-presented home or a family.

Don't miss the chance to make this fantastic property your new home.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL
The Entrance Hall (downstairs) leads to bedrooms 4 and 5. The Landing Hall (upstairs) leads to Bedrooms 1, 2 and 3, and also to the Bathroom.

LEAN TO
The Lean To is accessible from the kitchen, and houses two black dustbins.

SEPARATE W.C.
The Separate W.C. is accessible from the Entrance Hall and comprises of a low level suite, with a wall mounted wash hand basin. This room also has access to an understairs storage cupboard.

SHOWER ROOM
The shower room comprises of a corner shower enclosure with electric shower, toilet & vanity wash hand basin. The floor is fully tiled & the walls are fully fitted with waterproof wall panels. The window is frosted & double glazed & there is a heated towel rail.

LOUNGE
14'11" x 8'9" (4.57m x 2.69m)
The Lounge has rear aspect floor to ceiling double glazed patio doors opening out onto the partially paved rear garden.

KITCHEN
12'0" x 8'9" (3.66m x 2.69m)
The kitchen has wood effect laminate flooring, a wall mounted boiler & a radiator. The units are a glossy soft cream & the walls are fully tiled.

BEDROOM 1
12'11" x 12'0" (3.96m x 3.66m)
Bedroom 1 has a front facing double glazed window and a radiator.

BEDROOM 2
12'0" x 9'8" (3.66m x 2.97m)
Bedroom 2 has a rear facing double glazed window and a radiator.

BEDROOM 3
13'5" x 8'9" (4.11m x 2.69m)
Bedroom 3 has a rear facing double glazed window and a radiator.

BEDROOM 4
15'10" x 10'0" (4.83m x 3.05m)
Bedroom 4 a front facing double glazed bay window, a radiator and a feature fireplace.

BEDROOM 5
BEDROOM 5
10'9" x 10'0" (3.28m x 3.05m)
Bedroom 5 has a rear facing double glazed
window and a radiator. T

GARDEN
To the front of the property there is a forecourt approach. To the rear of the property is a partially paved garden.

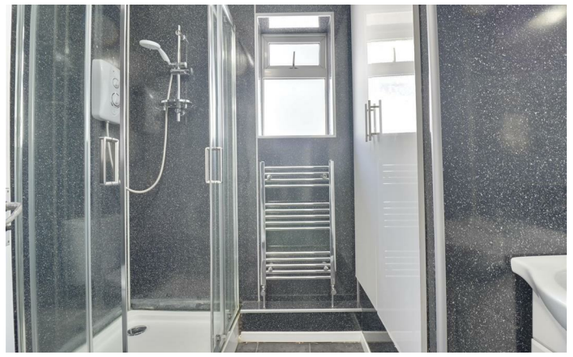
RIGHT TO RENT
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

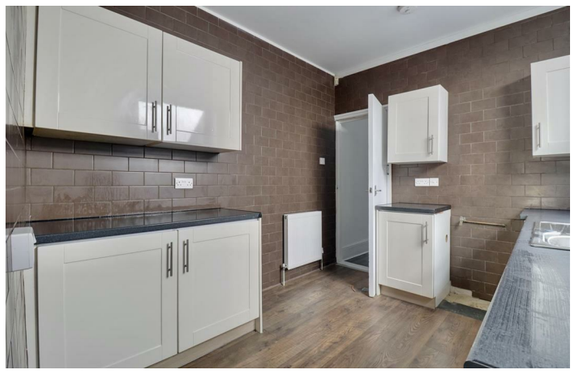
TENANT FEES ACT 2019
As well as paying the rent, you may also be required to make the following permitted payments.

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.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.









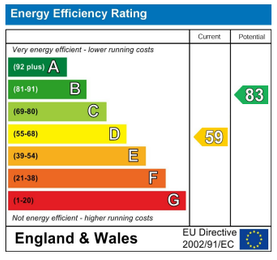












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