

£1,250 Per Month

Dymchurch House, Portsmouth PO6
3PF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ DOUBLE BEDROOMS
- ❖ NEW KITCHEN & BATHROOM
- ❖ SPACIOUS LAYOUT
- ❖ BALCONY
- ❖ COSHAM LOCATION
- ❖ CLOSE TO QA HOSPITAL
- ❖ AVAILABLE NOW
- ❖ BUILT IN STORAGE
- ❖ CALL NOW ON 02392 728 090

Welcome to Dymchurch House, a first-floor flat located on the desirable Fifth Avenue in Portsmouth. Situated in the sought-after Cosham area, this flat is conveniently located close to Queen Alexandra Hospital, making it an excellent choice for healthcare professionals. This purpose-built property offers a comfortable and spacious home, perfect for individuals or small families seeking a convenient lifestyle.

As you enter the flat, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features two generously sized double bedrooms, each equipped with built-in storage, ensuring that you have ample space for your belongings while

maintaining a tidy environment.

One of the standout features of this property is the lovely balcony, which offers a delightful outdoor space to enjoy fresh air and sunshine. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that all your daily needs are within easy reach.

In summary, this two-bedroom flat in Cosham presents a wonderful opportunity for those looking for a comfortable home in a prime location. With its spacious layout, built-in storage, and inviting balcony, it is sure to appeal to a wide range of tenants. Do not miss the chance to make this property your own.

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

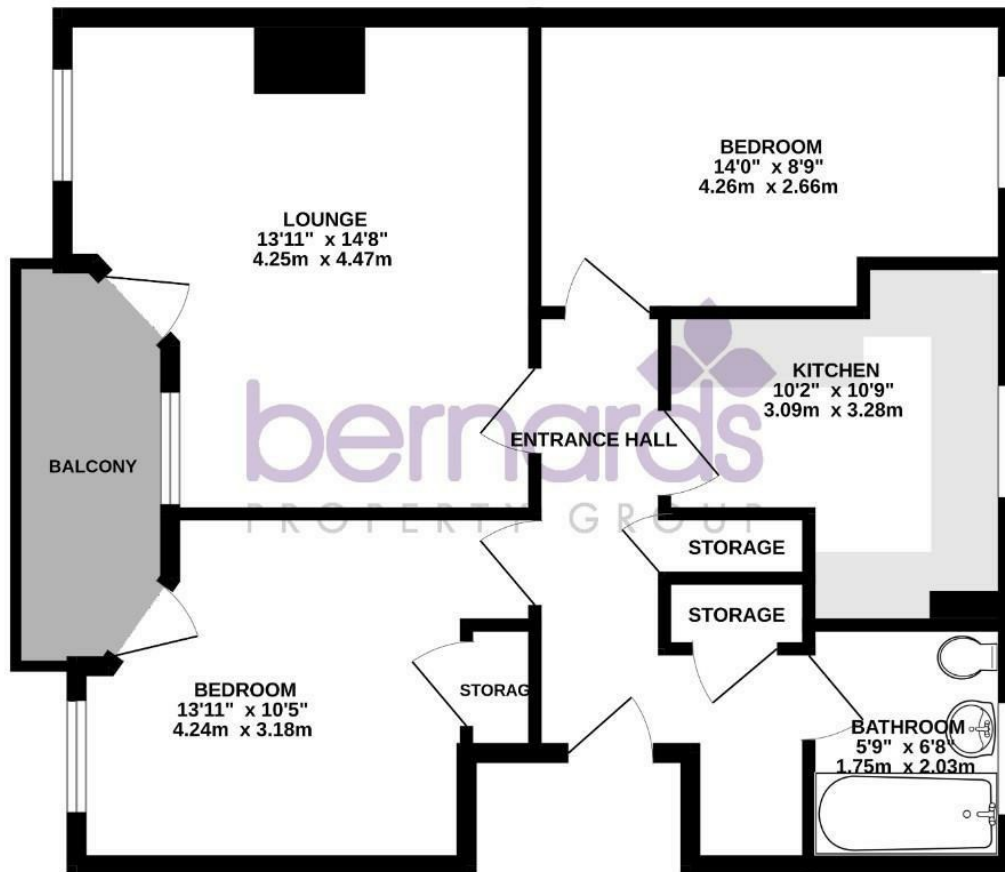
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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		
England & Wales		
EU Directive 2002/91/EC		



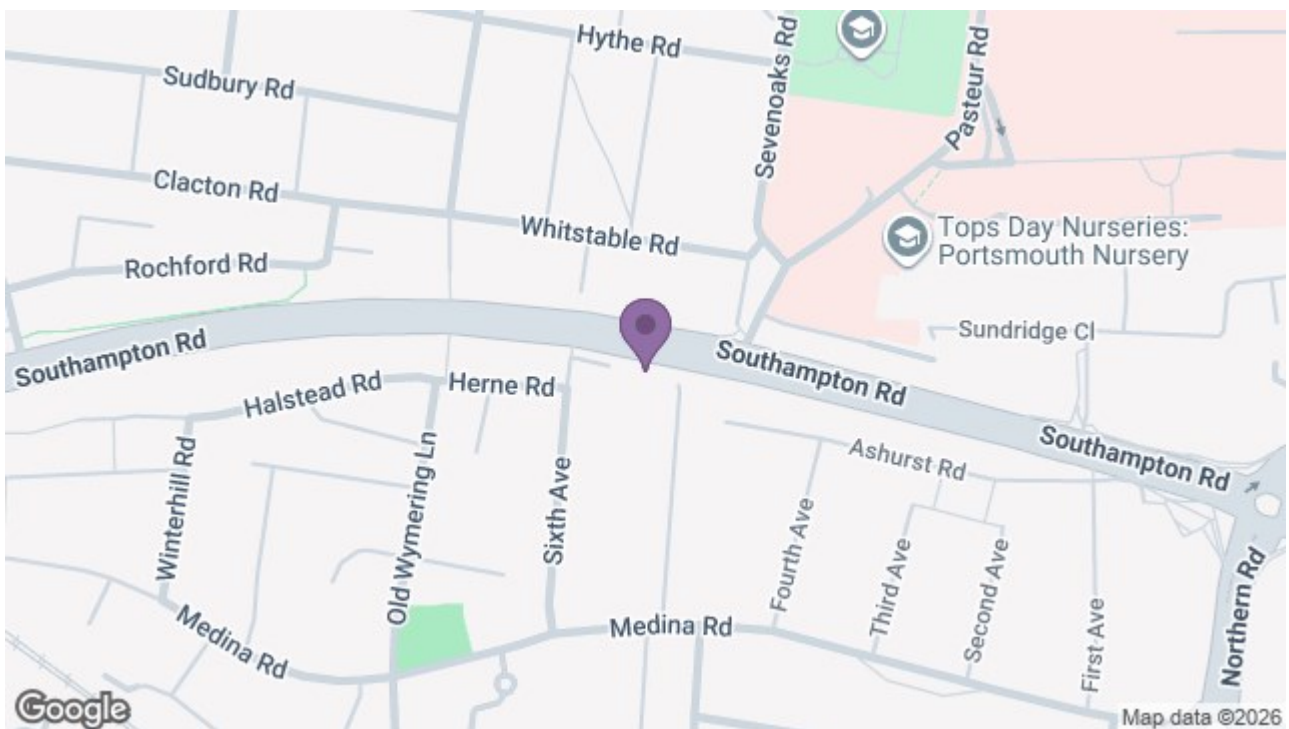
1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

