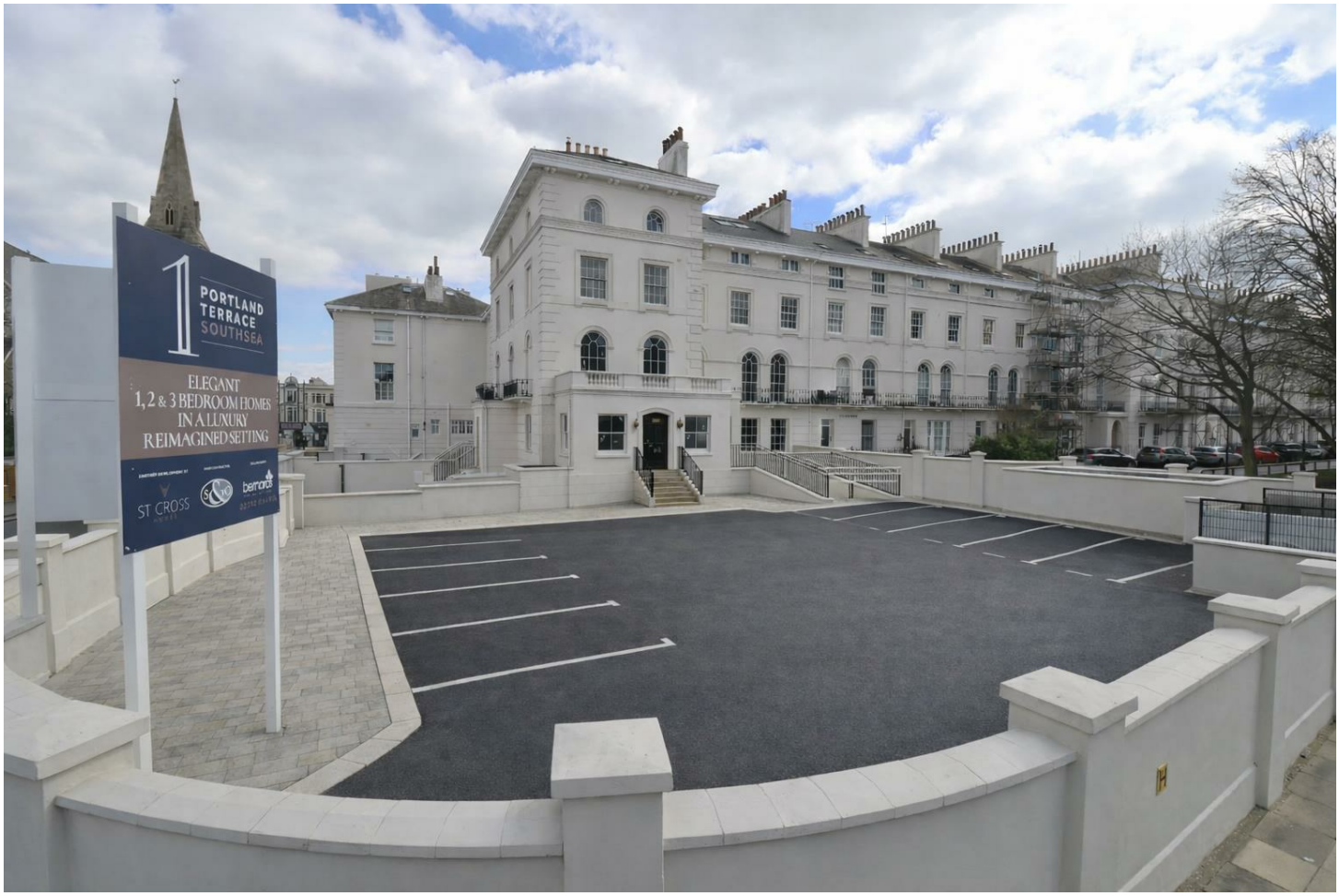
£1,700 Per Month

Portland Terrace, Southsea PO5 3ET



HIGHLIGHTS

- LANDMARK SOUTHSEA DEVELOPMENT
- BRAND NEW DUPLEX
- TWO DOUBLE BEDROOMS
- LUXURY FINISH
- GATED PARKING
- CENTRAL LOCATION
- AVAILABLE NOW
- LIMITED AVAILABILITY
- UNFURNISHED
- CALL NOW TO VIEW THIS EXCITING NEW DEVELOPMENT

Bernards are delighted to present this exceptional two bedroom duplex apartment, enviably positioned on the third floor of the highly sought after gated development of Portland Terrace, a distinguished Grade II listed residence in the heart of central Southsea, complete with allocated gated parking.

Accessed via an elegant communal entrance, the apartment opens into a welcoming reception hall with generous built-in storage and a stylish guest cloakroom. Beyond, a beautifully designed open-plan living space unfolds, seamlessly combining lounge, dining, and kitchen areas to create the perfect setting for both relaxing and entertaining.

Bathed in natural light, this impressive room features a bespoke contemporary kitchen finished with sleek quartz worktops and an array of high specification integrated appliances.

Also located on this floor is a well proportioned second bedroom, enjoying excellent natural light and benefitting from a beautifully appointed en-suite bathroom.

A private staircase leads to the upper level, where the stunning principal suite provides an exceptional sense of space and luxury. Measuring approximately 18 feet in length, the bedroom benefits from abundant natural light, extensive eaves storage, and a calm, refined ambience.

Completing the upper floor is a beautifully presented bathroom, thoughtfully designed with ample storage, enhancing both practicality and style throughout this impressive home.

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











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02392 864 974
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PROPERTY INFORMATION

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.

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.

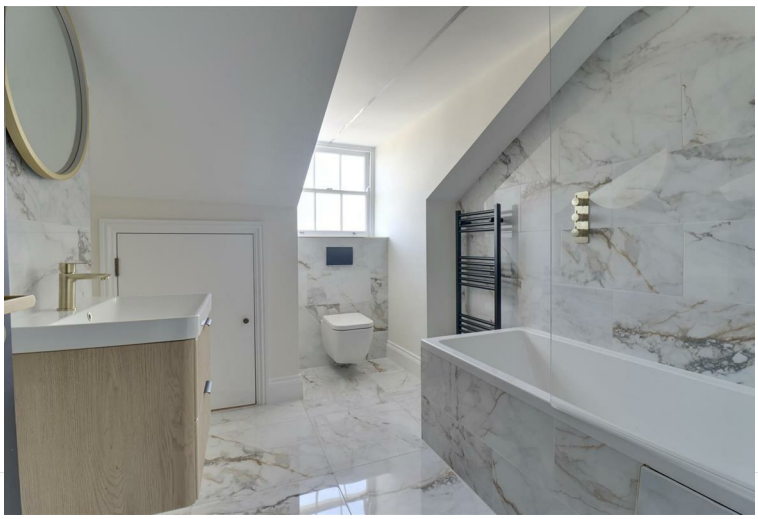
Right to Rent

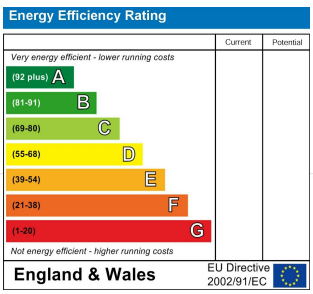
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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







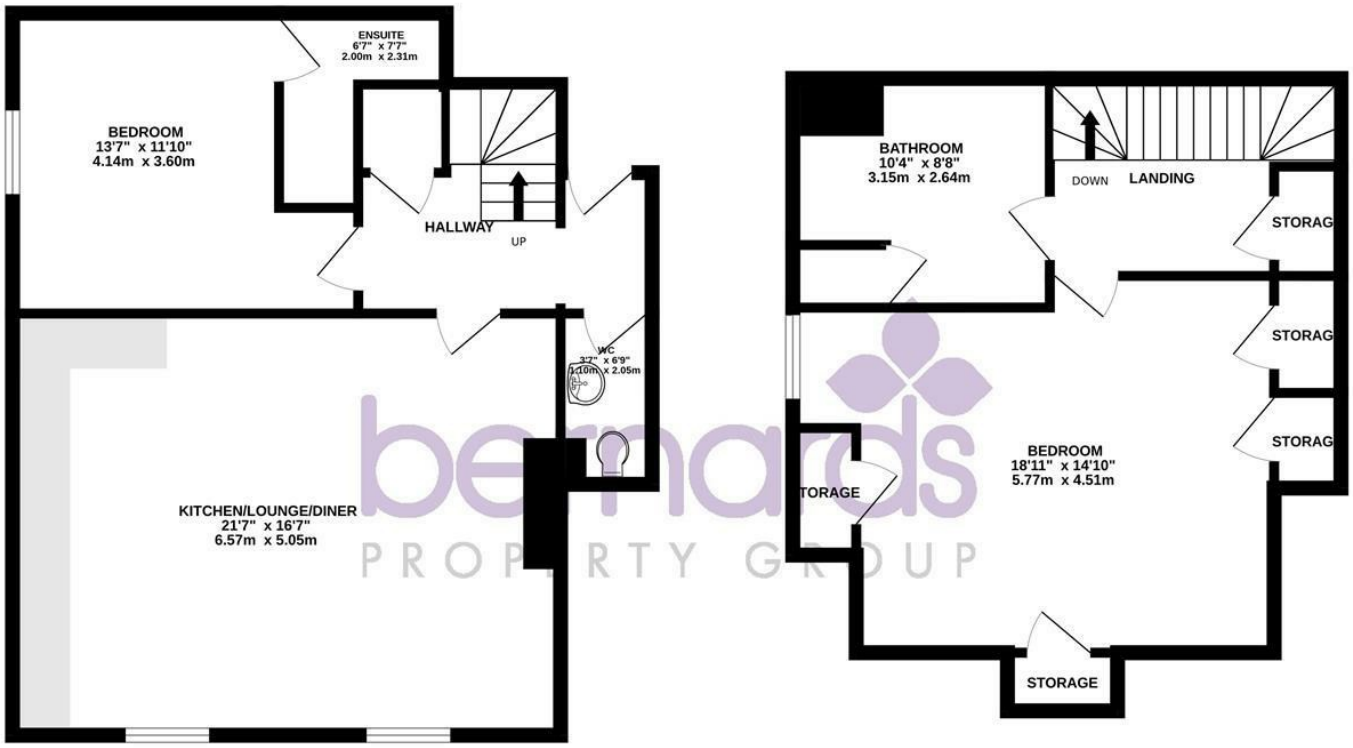




Scan here to see all our properties for sale and rent

3RD FLOOR
634 sq.ft. (58.9 sq.m.) approx.

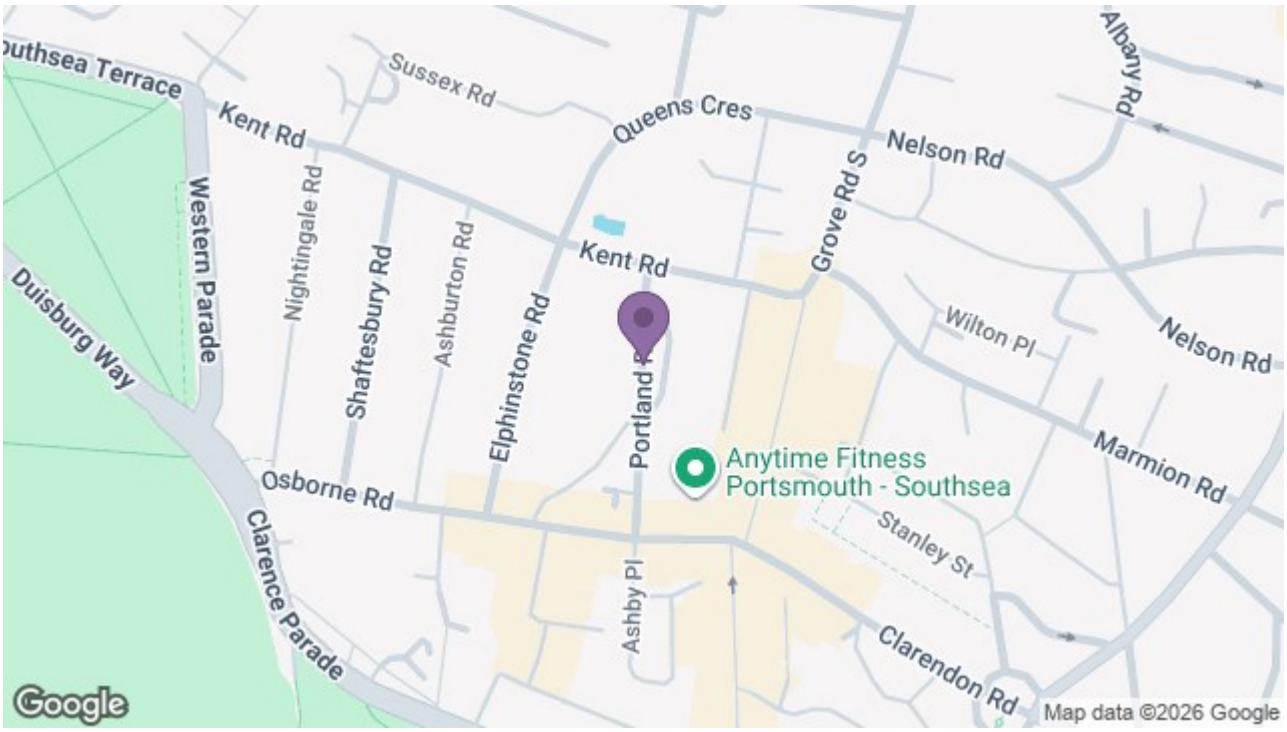
UPPER
463 sq.ft. (43.0 sq.m.) approx.



FLAT 7, PORTLAND TERRACE KENT ROAD, SOUTHSEA, HAMPSHIRE, PO5 3ET

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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