£1,400 Per Month

8-10 St. Helens Parade, Southsea
PO4 0RW

bernards
THE ESTATE AGENTS

2 2 1



HIGHLIGHTS

- SEA VIEWS OVER THE SOLENT
- FULLY FURNISHED
- OPEN PLAN KITCHEN / LIVING / DINER WITH BREAKFAST BAR
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- AVAILABLE IMMEDIATELY
- SEAFRONT LOCATION
- EN SUITE TO MASTER
- LOVELY BALCONY WITH GREAT VIEWS

This exceptional apartment offers a rare opportunity to enjoy modern, high-spec living paired with breathtaking, uninterrupted panoramic sea views across the Solent and towards South Parade Pier. Set right on St. Helens Parade, the property perfectly captures the spirit of Southsea's vibrant seafront.

The heart of the home is a impressive open-plan living area featuring large bay windows that flood the room with natural light while framing the stunning coastal backdrop. Designed for both relaxation and entertaining, the generous layout comfortably accommodates a dedicated dining area alongside a cozy lounge space. Offered fully furnished, this property is ready to move in to.

Flowing directly from the living space is a sleek, contemporary kitchen finished with white gloss cabinetry and contrasting dark worktops. It comes fully equipped with integrated appliances and features a matching central breakfast bar complete with stylish bar stools. Finished throughout with modern light wood-effect flooring and recessed spotlighting, this home provides a sophisticated seaside sanctuary ideal for professionals or couples. Contact us today to schedule your viewing.

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











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PROPERTY INFORMATION

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

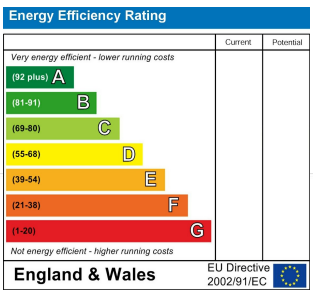
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



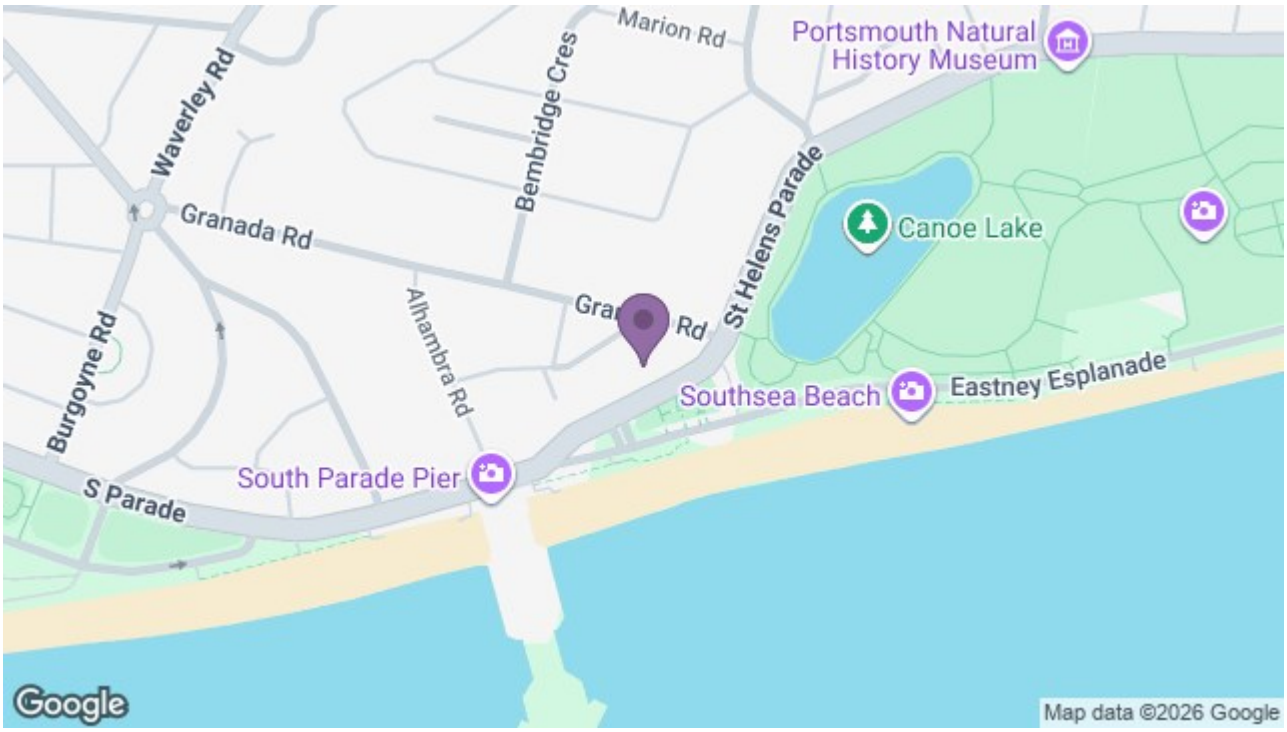








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