



£1,550 PCM

51, SOLENT VIEW ROAD, SEAVIEW, PO34 5HJ



Seafields

SO CLOSE TO LOVELY BEACHES!

Superbly spacious **SPLIT-LEVEL BUNGALOW** just a stroll from the ever popular **Seagrove and Priory Bays**. The property comprises a generous sitting/dining room, separate kitchen/breakfast room, **3 DOUBLE BEDROOMS** (2 with fitted wardrobes), family bathroom and separate **WC** Benefits include **GAS CENTRAL HEATING** and double glazing throughout, long driveway providing **CAR/BOAT PARKING** space and leading to a **TANDEM GARAGE**, plus a charming **REAR GARDEN** with far reaching **SOLENT VIEWS**.

Available: MID-AUGUST * Deposit: £1785 * Council Tax Band: D * EPC Rating: D

ACCOMMODATION:

Sliding double glazed doors to:

STORM PORCH:

Double glazed entrance door with adjacent obscured double glazed window to:

GROUND LEVEL HALLWAY:

11'3 x 6'9 (3.43m x 2.06m)

Large carpeted entrance hall with 4 steps to upper galleried landing. Radiator. Doors to:

BEDROOM 1:

14'1 x 10'6 (4.29m x 3.20m)

Double bedroom with double glazed window to front. Range of full width fitted wardrobes and dressing table.

Radiator. Carpeted flooring.

BEDROOM 2:

11'1 x 10'1 (3.38m x 3.07m)

Double bedroom with double glazed window over-looking the rear garden. Fitted wardrobe/cupboards and dressing table. Radiator. Carpeted flooring.

UPPER LEVEL LANDING:

Painted wooden balustrade. Door to airing cupboard housing Glow Worm boiler. Radiator. Carpeted flooring.

Doors to:

SITTING ROOM:

18'2 x 10'8 (5.54m x 3.25m)

Spacious dual aspect room with large double glazed sliding doors opening to front garden. Double glazed window to side. Radiators x 2.

KITCHEN/BREAKFAST ROOM:

14'2 x 9'9 (4.32m x 2.97m)

Fitted kitchen comprising a range of wood fronted cupboard and drawer units with contrasting work surfaces over. Inset single bowl sink unit with mixer tap. Tiled splashbacks. Integrated appliances to include: 4 ring gas hob, eye level oven, fridge and freezer. Space and plumbing for dishwasher/washing machine. Radiator.

Double glazed window and door to side. Obscured internal window to landing offering natural light.

BEDROOM 3:

16'10 x 7'8 (5.13m x 2.34m)

Double bedroom with double glazed windows x 2 to rear. Radiators x 2. Carpeted flooring.

BATHROOM:

7'8 x 5'9 (2.34m x 1.75m)

White suite comprising a panelled bath with tiled surround, mixer taps with shower over bath and shower screen; pedestal wash hand basin and low level w.c. Shaver point. Radiator. Obscured double glazed window to rear.

SEPARATE W.C.:

White suite comprising a pedestal wash hand basin and low level w.c. Obscured double glazed window to side. Wood effect flooring.

GARDENS:

To the front is an open plan lawn with a variety of mature trees and shrub borders. Gated access to rear.

To the rear is a well proportioned, split-level garden with raised lawn area and terraced patio and flower beds. An additional raised patio terrace commands views of Seagrove Bay and the Solent beyond. Well stocked flower bed borders. Timber summer house. Outside tap.

DRIVEWAY:

Long block paved driveway offering ample parking for several cars/boats.

GARAGE:

Tandem garage with power and light. Sink unit. Hot & cold water taps. Gas and electric meters. Window to rear and door to garden.

PERMITTED TENANTS' FEES:

LETTING FEES in accordance with the Tenant Fees Act 2019 (inclusive of VAT)

As well as paying the rent, tenants may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seafields Estates Limited 'The Agent'): Holding Deposit: Equivalent to 1 week's rent (Calculation: Rent x 12 divide by 52 rounded down to nearest £1)

Deposit: Equivalent to 5 weeks' rent (as above)

Any changes to the tenancy agreement at tenants request, to include adding pet: £50 per change; Key replacement if lost

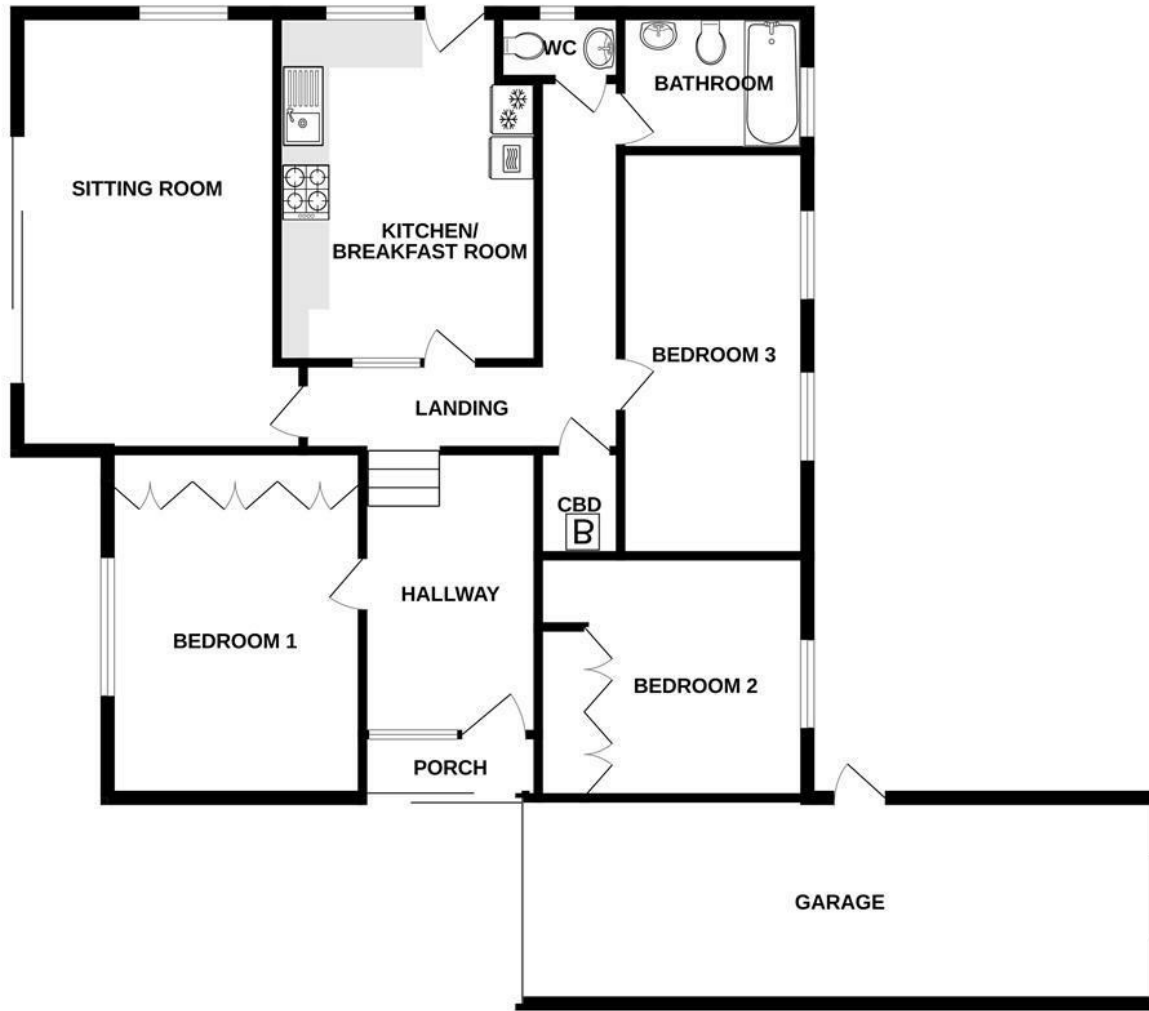
Tenant's request for the early termination of the tenancy agreement:

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

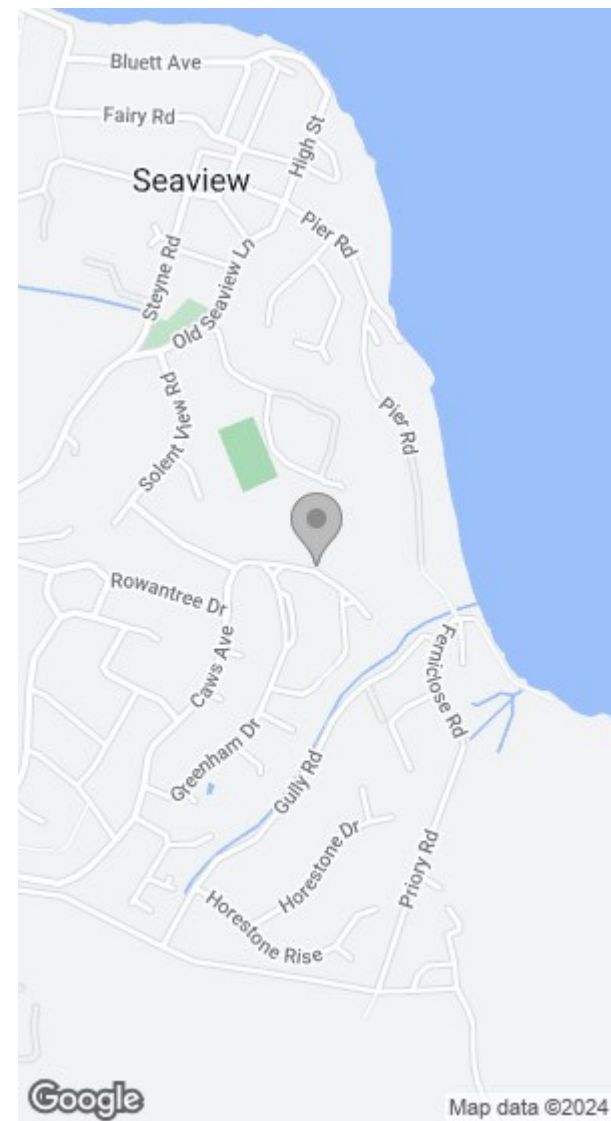
During the tenancy (payable to the provider) if permitted and applicable

Utilities - gas, electricity, water; - Communications - telephone and broadband; Installation of cable/satellite; Television licence; Council Tax

GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(91-91) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		66	EU Directive 2002/91/EC

