



At home in Bishops Sutton

The Basement Flat, Sutton Court, Bishops Sutton Road

ALRESFORD, HAMPSHIRE, SO24 0AN

Asking Rent £ 1,400 PCM

- Energy Performance Rating C
- Holding Deposit £323.07
- Deposit £1615.35
- Council Tax Band A
- Basement Flat
- Two Bedrooms
- Open-Plan Living Space
- Shower Room
- Allocated Parking



A well presented and spacious basement flat, located in the popular village of Bishops Sutton.





The property is accessed down a flight of steps to the front door, which opens into the main living space. This open-plan space comprises of a sitting area, dining area and modern kitchen. There is an inner hallway, with doors through to the two double bedrooms and the shower room with double width shower.

The apartment has light wood-effect floors throughout.

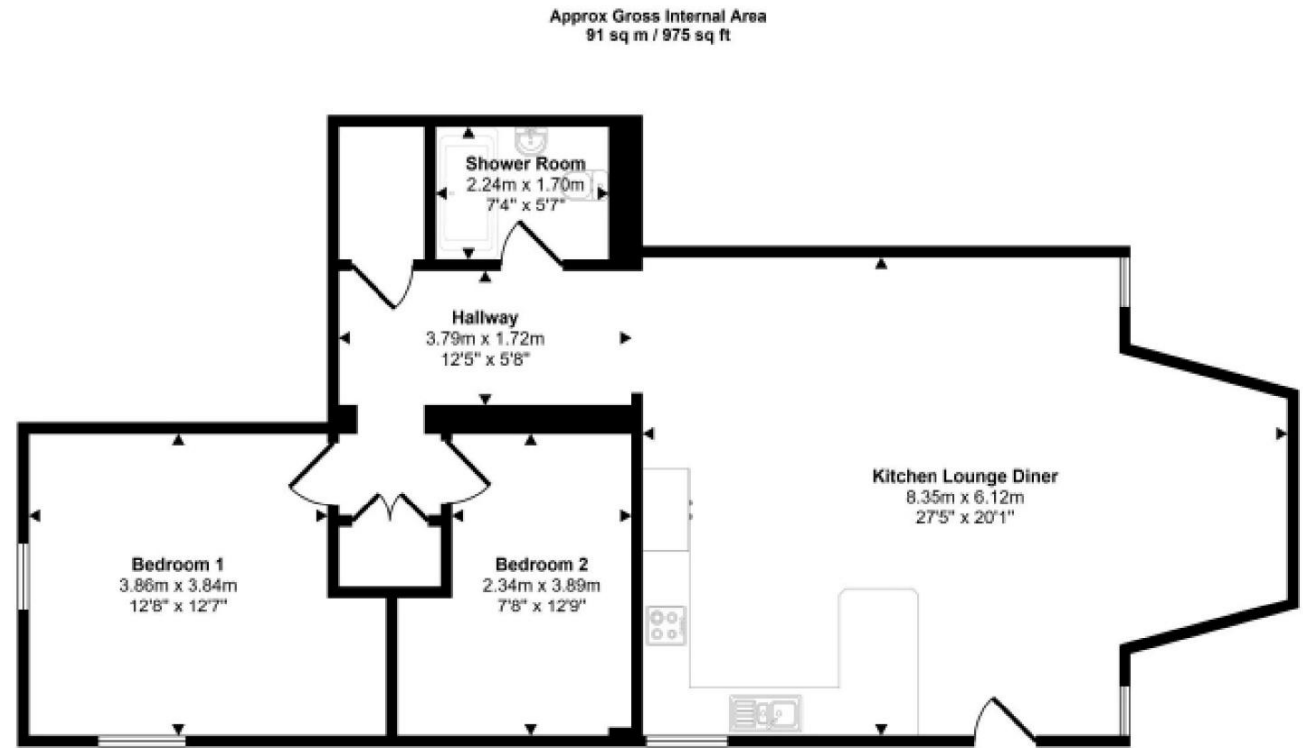
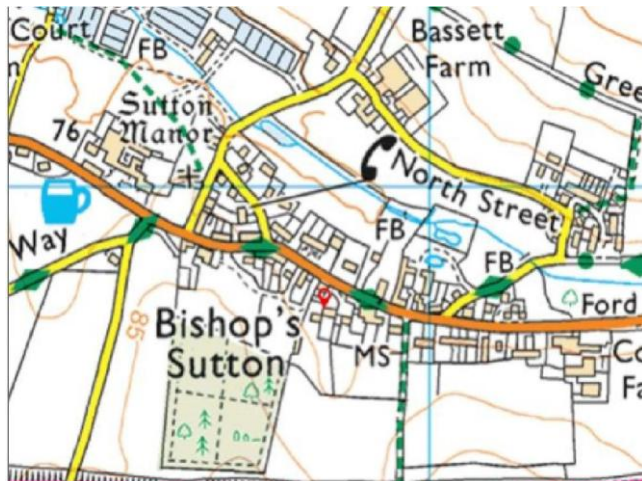
There is parking for 2 cars.

There is an additional charge of £150 towards utilities, excluding Council Tax.

Ultrafast broadband is available (source: Ofcom). For mobile signal, please refer to the Ofcom website. <https://www.ofcom.org.uk/mobile-coverage-checker>

The charming village of Bishops Sutton is approximately one mile from the beautiful Georgian market town of Alresford. The village has a 12th Century Norman Church, Public House, Village Hall and is within walking distance of open fields and watercress beds fed by the River Arle. Alresford offers good day to day shopping facilities, boutique shops, cafes and pubs. Winchester (10 miles), Alton (9.5 miles) Basingstoke (17 miles) are all within easy driving distance. There are mainline railway stations at Alton and Winchester with services to London Waterloo. The M3 motorway links to London and the South Coast.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 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	

DIRECTIONS

From our offices in Broad Street, turn left into East Street and continue out of Alresford towards Bishops Sutton. Sutton Court will be found on the right hand side after The Ship public house and just after the Village Hall. Head up the driveway, where the main house can be found at the top, with electric double gates. The Basement Flat can be found to the right of the main house, down the steps.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Hellards