



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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Stubbington

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£1,600 PCM



This three double bedroom semi-detached home is ideally situated in a highly sought after area, just a short walk from both Hill Head beach and Stubbington village. The accommodation offers an inviting open-plan lounge/diner, a well-appointed kitchen, an additional versatile reception room, three generously sized bedrooms, and a modern family bathroom. Further benefits include a side garage, a driveway providing ample parking for multiple vehicles, and a low-maintenance rear garden. The property will be available to let from the beginning of January.

Brief Agency Fees
Rent £1,600.00
Deposit £1846.15
Holding Deposit £369.23

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:
* Lost/stolen/replacement keys - £60
* Any amendments or variations to the tenancy agreement - £50
* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.
All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

Front Door
Into:
Entrance Porch
Textured ceiling, further door into:

Lounge/ Dining Room
21'10" x 11'6" (6.65 x 3.51)
Textured ceiling, PVCu double glazed window to front elevation, sliding patio door to rear elevation, television point. Door to:

Kitchen
10'9" x 8'6" (3.28 x 2.59)
PVCu double glazed window to rear elevation, re-fitted range of wall and base/drawer units with work surface over, plumbing for washing machine, electric oven with hob and extractor hod over, space for fridge/freezer, dishwasher.

Reception Room
15'4" x 7'9" (4.67 x 2.36)
Skimmed ceiling, PVCu double glazed window to front elevation, access to under stairs cupboard, meters cupboard.

First Floor Landing
Textured ceiling, airing cupboard, loft access. Doors to:

Bedroom 1
12'11" x 9'8" (3.94 x 2.95 (3.93 x 2.94))
Textured ceiling, PVCu double glazed window to front elevation.

Bedroom 2
9'9" x 9'7" (2.97 x 2.92)
Textured ceiling, PVCu double glazed window to front elevation.

Bedroom 3
9'5" x 8'9" (2.87 x 2.67 (2.88 x 2.66))
Textured ceiling, PVCu double glazed window to rear elevation.

Family Bathroom
7'1" x 5'9" (2.16 x 1.75 (2.15 x 1.76))
Textured ceiling, PVCu double glazed window to rear elevation, suite comprising panel bath with shower over, extractor fan, WC, vanity wash basin, tiled.

Outside
Frontage
A frontage with ample parking spaces with several vehicles.

Rear Garden
A fully enclosed low maintenance rear garden mainly laid to patio, shingle and decking with shrub borders. Leading to:
Garage
16'6" x 8'8" (5.03 x 2.64 (5.02 x 2.63))
Up and over door, power and light, personal door to rear garden.

Property Information
Council Tax: C

Utilities:
Electric: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: Driveway parking

Flood risk: Very Low

