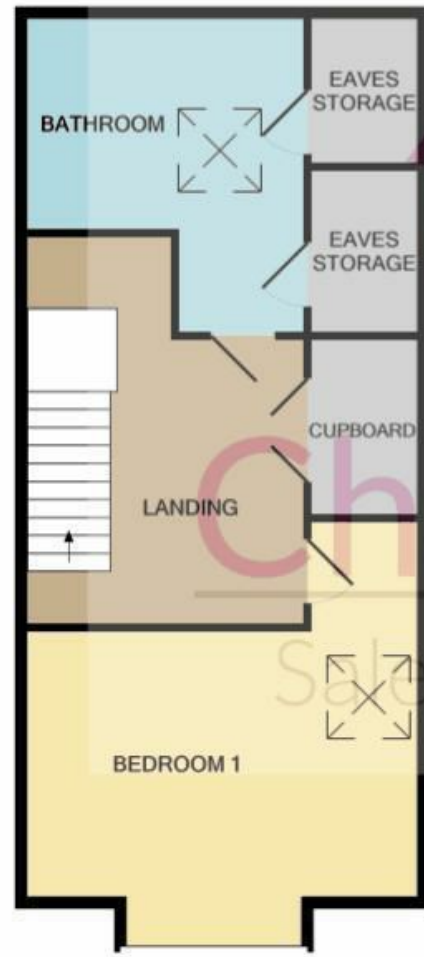




ENTRANCE FLOOR



2ND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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62a Hill Head Road
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£1,200 PCM



This well-presented two-bedroom maisonette will be available from early August and enjoys beautiful sea views across Hill Head beach from both the lounge and the top-floor bedroom. The accommodation includes a bright lounge, a kitchen/dining area, two double bedrooms, and a family bathroom. Additional benefits include an allocated parking space and useful outdoor storage.

Perfectly positioned within walking distance of Hill Head beach and local cafés, this property offers relaxed coastal living in a highly sought-after location.

Brief Agency Fees

Rent £1,200.00
Deposit £1,384.61
Holding Deposit £276.92

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 information about the mobile service and broadband, please follow the link:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Entrance Hall
Stairs to first floor

Lounge
15'5" x 13'9" (4.70 x 4.19)

Skimmed coved ceiling, featured gas fire with wood surround and marble hearth, two PVCu double glazed windows to front elevation with views over the Solent towards Isle of Wight. two radiators.

Kitchen/Breakfast Room
11'9" x 11'9" (3.58 x 3.58)
Skimmed ceiling, two PVCu double glazed window to rear elevation, fitted range of wall and base/drawer units with worksurface over, inset sink, plumbing for washing machine, space for under-counter fridge, radiator, electric oven with hob and hood over. Space for table and chairs.

Bedroom 1
9'10" x 10'11" (3.01 x 3.35)
PVCu double glazed window to front elevation, Velux window, radiator, telephone point, television point, access into eaves.

Bedroom 2
11'1" x 9'4" (3.38 x 2.84)
Skimmed ceiling, PVCu double glazed window to side and rear elevations, access to airing cupboard, radiator.

Bathroom
7'9" x 6'1" (2.36 x 1.85)
Suite comprising panelled bath with shower over, radiator, WC, wash hand basin, Velux window, extractor fan, access to eaves.

Outside
Access to the rear to the shed and one allocated parking space to the front for this apartment.

Property Information
Council Tax: B

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

Mobile coverage:
Inside:
EE - Limited
Three - Limited
02 - Limited
Vodafone - Limited
All have likely connection outside.

Parking: An allocated parking space on the front shared driveway.

Flood risk: Medium

