



Sedgefield Close

Portchester, PO6 4RG

Three Bedroom End Terraced House with Garage

RENT

£1500 pcm

Property Features

- Immaculately Presented
- Gas Central Heating
- Three Bedrooms
- Double Glazing
- Beautiful Conservatory
- Garage and Driveway Parking
- Fitted Kitchen with Range Style Cooker
- Low Maintenance Garden
- Bathroom with Separate Shower
- Available September

PROPERTY DESCRIPTION

This well-presented home offers spacious and modern accommodation throughout, beginning with a welcoming entrance hall featuring a tiled floor and access to the cloakroom and kitchen.

The contemporary kitchen is fitted with a stylish range of white gloss wall and base units complemented by black worktops. It includes a range-style gas cooker, tiled flooring, space for additional appliances, a generous understairs storage cupboard, and stairs leading to the first floor.

The bright and spacious lounge/diner provides an excellent living and entertaining space, with laminate flooring, a large rear-facing window, and double doors opening into the conservatory.

A real highlight of the property is the impressive UPVC conservatory, overlooking the rear garden. With built-in seating, laminate flooring, and double doors leading outside, it offers a versatile additional reception space.

Upstairs, the landing benefits from a side window, allowing plenty of natural light, and provides access to the loft.

There are three well-proportioned bedrooms, all decorated in neutral tones, including two generous doubles and a good-sized single, making the property ideal for families, guests, or those working from home.

The modern family bathroom is fully tiled and fitted with a white suite comprising a wash hand basin, WC, bath with mixer tap and shower attachment, and a separate shower cubicle with an electric shower. Two windows provide excellent natural light.

Outside, the property also benefits from a single garage with light and power.



ROOM MEASUREMENTS

HALLWAY

CLOAKROOM

KITCHEN - 14' 9" x 13' 6" (4.5m x 4.13m)

LOUNGE/DINER - 17' 7" x 12' 3" (5.36m x 3.74m)

CONSERVATORY - 11' 9" x 7' 8" (3.59m x 2.34m)

BEDROOM ONE - 12' 3" x 10' 4" (3.75m x 3.15m)

BEDROOM TWO - 14' 1" x 7' 0" (4.3m x 2.15m)

BEDROOM THREE - 10' 2" x 7' 0" (3.10m x 2.14m)

BATHROOM - 10' 2" x 5' 4" (3.12m x 1.64m)

GARAGE



MATERIAL INFORMATION

*Rental Price – £1500pcm

*Holding Deposit – One Weeks Rent (£)346.15

*Security Deposit – Five Weeks Rent (£)1730.76

*Council Tax Band - d - Portsmouth City Council

*Property Construction – Brick and Timber Framed

*Electricity Supply – Mains

*Water and Sewerage – Mains

*Heating – Gas Central Heating

*Broadband – Fibre to cabinet

*Mobile Signal – ADSL Fibre Checker (openreach.com)

*Parking – Driveway parking and Garage

*Restrictions – Subject to management company covenants

*Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

*Accessibility - Accommodation arranged over 2 floors



VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order.

These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements