



Brockhampton Lane
Havant, Hampshire, PO9 1LZ

Three Bedroom House with Off Road Parking

RENT

£1,495 pcm

Property Features

- Semi Detached Cottage
- 62ft Frontage
- Modern Open Plan Living
- Detached Office/Studio to the rear.
- Close to shops.
- Three Bedrooms
- Two Bathrooms
- Off Road Parking To Front
- Gas Central Heating
- Double Glazing

Full Description

OVERVIEW

Situated in Brockhampton Lane in central Havant, close to the retail complex and Tesco Superstore and with easy access to A27. This three bedroom character cottage for let, is presented in good order throughout with modern kitchen, bathrooms and decor. There are 2 off road parking spaces to the front garden and the rear garden has a separate utility room/storage space and garden room. Available from mid April, please call Hampshire Life Homes to book a viewing.

ROOM MEASUREMENTS

11' 3" x 8' 3" (3.43m x 2.54m) Entrance Lobby
Utility Cupboard
Lounge - 11' 6" x 10' 4" to max (3.53m x 3.16m)
Inner Hallway
Ground Floor Shower Room - 7' 10" x 4' 7" (2.41m x 1.40m)
Kitchen - 11' 4" x 8' 9" (3.47m x 2.67m)
Dining/Living Area - 13' 4" x 12' 2" (4.07m x 3.73m)
First Floor
Bedroom One - 11' 9" x 9' 10" (3.60m x 3.0m)
Bedroom Two - 12' 3" x 9' 3" (3.74m x 2.82m)
Bedroom Three - 9' 3" x 8' 3" (2.83m x 2.52m)
Family Bathroom - 8' 9" x 5' 6" (2.69m x 1.70m)
Garden
Workshop/Utility - 14' 6" x 8' 0" (4.42m x 2.44m)
Garden Room - 11' 3" x 8' 3" (3.42m x 2.54m)

PROPERTY DESCRIPTION

Through the front door you enter into a lobby with a useful utility/storage cupboard situated to the right hand side. On entering the lounge, you are greeted with a pretty room with real wood flooring and pale grey walls with green feature wall to fireplace.



Through the inner hallway you come to a modern ground floor shower room, and continuing along the hall you enter the kitchen which is fitted with grey shaker style kitchen units with contrasting light worktops and appliances to include Neff induction hob, oven, fridge, freezer and dishwasher. The wood floor flows throughout the ground floor of the property and the kitchen opens onto a large family/living/dining room with doors leading out into the rear garden. This makes a perfect family space or is ideal for entertaining your guests or as a place to sit and enjoy the garden view.



From the lounge you will find the stairs to the first floor where you will find three bedrooms and a modern family bathroom fitted with white sanitary ware and bath with shower over.



To the front of the cottage there is off road parking for 2 cars and paved areas with borders leading up to front of property. The side access gate, leads to the rear garden which is laid to paving. At the end of the garden there is a separate outbuilding which is divided into 2 sides - one side has an outside WC, sink and utility area, the other side is a useful garden room and is decorated in neutral decor with laminate flooring.



GENERAL INFORMATION

- Council Tax - Band "B" - Havant Borough Council
- Holding Deposit - One Weeks Rent
- Security Deposit - Five Weeks Rent
- No Students
- Non Smokers
- No Multiple Occupants
- Gas Central Heating
- Mains Water Supply

VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES

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	C
92+	A	
81-91	B	
69-80	C	
55-68	D	▲
39-54	E	
21-38	F	
1-20	G	

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