

TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.  
 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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## Brighton Hill

2 Bedrooms, 1 Bathroom, Semi-Detached

£1,400 pcm

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.







## Brighton Hill

Semi-Detached,  
2 bedroom, 1 bathroom

£1,400 pcm

Date available: 24th March 2025

Deposit: £1,615

Unfurnished

Council Tax band: C

- Unfurnished
- Two Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Gas Central Heating
- Study
- Store Room

A well-presented two bedroom home, located in Brighton Hill, close to local schools and amenities.

Comprising two bedrooms, bathroom, living room, kitchen with appliances, converted garage providing an additional family room/Study and store room, driveway parking and enclosed garden.

Viewing is highly recommended.

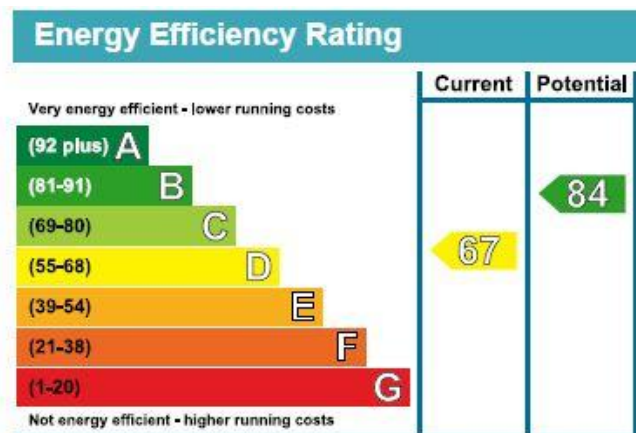
DOUBLE GLAZED DOOR TO

ENTRANCE PORCH Laminate flooring, door to lounge

LOUNGE 12' 6" x 14' 11" (3.80m x 4.54m) Stairs to first floor, double glazed windows, radiator.

KITCHEN/DINER 12' 5" x 9' 9" (3.80m x 2.96m) Rear aspect double glazed window and double glazed door to garden. Re-Fitted kitchen with stainless steel sink with single drainer with single cupboard under, range of matching cupboards and drawers. Integrated slimline dishwasher, built in washing machine and freestanding fridge/freezer, there is also built in electric oven and hob with extractor over.

FIRST FLOOR LANDING Airing cupboard.



BEDROOM 1 12' 6" x 9' 1" (3.80m x 2.78m) Double glazed window and radiator.

BEDROOM 2 12' 5" x 7' 6" (3.80m x 2.28m) Double glazed window and radiator.

BATHROOM Side aspect double glazed window, re-fitted suite of panelled enclosed bath with shower over pedestal wash hand basin, low level W.C, fully tiled walls and towel radiator.

OUTSIDE

FRONT Driveway parking and front lawn

REAR Patio area, lawn area enclosed by panel fencing door to

FAMILY ROOM/STUDY 7' 11" x 7' 11" (2.42m x 2.42m) laminate flooring and door to store

STORE 7' 11" x 5' 8" (2.42m x 1.72m) Up and over door

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



Right to Rent Checks  
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)

Reference Checks and Credit Worthiness

All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required

Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

MATERIAL INFORMATION

Council Tax Band: C  
Basingstoke and Deane  
EPC Rating: D  
Minimum Tenancy Term: 12 Months  
Driveway Parking  
UNFURNISHED

