

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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TO LET



Martin & Co Basingstoke

26 London Street • Basingstoke • RG21 7PG
T: 01256-859960 • E: basingstoke@martinco.com

01256-859960

<http://www.martinco.com>



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 form 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.



Porter Road, Brighton Hill, RG22 4JR

2 Bedrooms, 1 Bathroom, Mid Terraced House

£1,350 pcm





Brighton Hill

Mid Terraced House,
2 bedroom, 1 bathroom

£1,350 pcm

Date available: Available Now
Deposit: £1,557
Unfurnished
Council Tax band: C

- Two Double Bedrooms
- Spacious Lounge With Wood-Effect Flooring
- Spacious Lounge With Wood-Effect Flooring
- Smart White Bathroom With Shower Over Bath
- Fresh Neutral Décor Throughout
- New Carpets
- Enclosed Rear Garden With Patio & Shed

Freshly Decorated Two Bedroom Home With Garden & Driveway – Available Now

Located in a quiet residential part of Brighton Hill, this well-presented two bedroom house has just been freshly painted throughout and fitted with brand new carpets, making it ready for immediate move-in.

The ground floor features a spacious lounge with wood-effect flooring and large front window for plenty of natural light. To the rear is a smart, modern kitchen with wood-effect units, integrated oven and hob, space for appliances, and access to the garden.

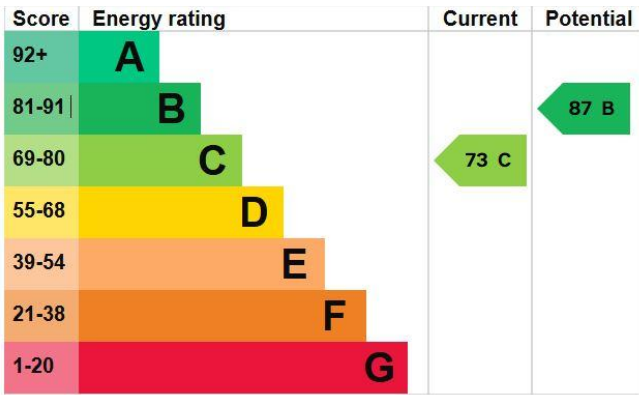
Upstairs, you'll find two generous double bedrooms - both newly carpeted and neutrally decorated. The rear-facing bedroom includes built-in storage. The bathroom is fitted with a white suite including bath with shower over, WC, and basin, with tiled walls and vinyl flooring.

Outside, the property benefits from a private, enclosed rear garden with patio, lawn, storage shed and rear gate access. To the front, there is a block-paved driveway providing off-road parking for two cars.

Offered unfurnished and available immediately. Early viewing highly recommended.

DOUBLE GLAZED DOOR TO

ENTRANCE HALL Double glazed side aspect window, meter cupboard and door to



LIVING ROOM A bright and freshly redecorated living space with a large front-facing window that allows in plenty of natural light. The room features quality wood-effect flooring, crisp white walls, and recessed ceiling spotlights for a modern feel. A neutral finish makes it easy to furnish, while a carpeted staircase leads up to the first floor.

KITCHEN A smart, modern kitchen fitted with wood-effect units, black worktops, and white metro-style tiled splashbacks. Includes a built-in electric oven with gas hob and extractor, stainless steel sink under the window, and wall-mounted Worcester boiler. There's space for undercounter appliances and a rear door providing direct access to the garden. Bright, practical, and freshly presented throughout.

LANDING

BEDROOM 1 A spacious double bedroom with two large windows drawing in excellent natural light. Freshly decorated with neutral walls and newly fitted grey carpet, this room offers a clean and comfortable space ideal as a main bedroom

BEDROOM 2 Another well-proportioned double bedroom with two windows offering a pleasant outlook and great natural light. Recently redecorated with soft grey carpets and neutral walls, the room also benefits from a built-in wardrobe for convenient storage. A comfortable and versatile second bedroom

BATHROOM A clean and functional bathroom fitted with a white three-piece suite comprising panel-enclosed bath with shower screen, a pedestal basin, and low-level WC. Fully tiled walls and vinyl flooring make for easy upkeep, and there's a mirrored wall cabinet for storage.

OUTSIDE

FRONT A low-maintenance paved driveway with a parking space for two vehicles. Set in a quiet residential street, the frontage is neat and practical, with easy access to the front door.

REAR The enclosed rear garden offers a mix of patio and lawn, ideal for low-maintenance outdoor living. There's a useful storage shed, mature hedging for privacy, and rear gate access. Surrounded by greenery, it provides a pleasant, quiet space to relax.



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 aforementioned 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

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 payslip

MATERIAL INFORMATION Council Tax Band: C
Basingstoke and Deane
EPC C
Minimum Tenancy Term: 12 Months FIXED TERM
UNFURNISHED
Driveway Parking for 2 Cars, On Road Parking.

