



At home in Alresford

Sun Hill Crescent

ALRESFORD, HAMPSHIRE, SO24 9NJ

Asking Rent £ 1,800 PCM

- EPC Rating C
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band E
- Corner Plot
- Modern Kitchen
- Sitting / Dining Room
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garden
- Off Road Parking



A superbly presented three bedroom bungalow set on a corner plot in a popular residential area.





Upon entering, there is a welcoming hallway with doors through to the principal rooms. There is a modern kitchen / breakfast room, which features a range of modern base and eye level units and integrated appliances. The sitting / dining room is of a good size, and has door out onto the patio. The master bedroom, with views over the garden, features an en-suite shower room. There are two further bedrooms and a family bathroom.

To the front, there is a well-kept garden and off road parking. There is a garage door to the side, which gives access to a covered patio area and tandem garage beyond.

The private rear garden has a patio area and lawn.

We understand that all mains services are connected.

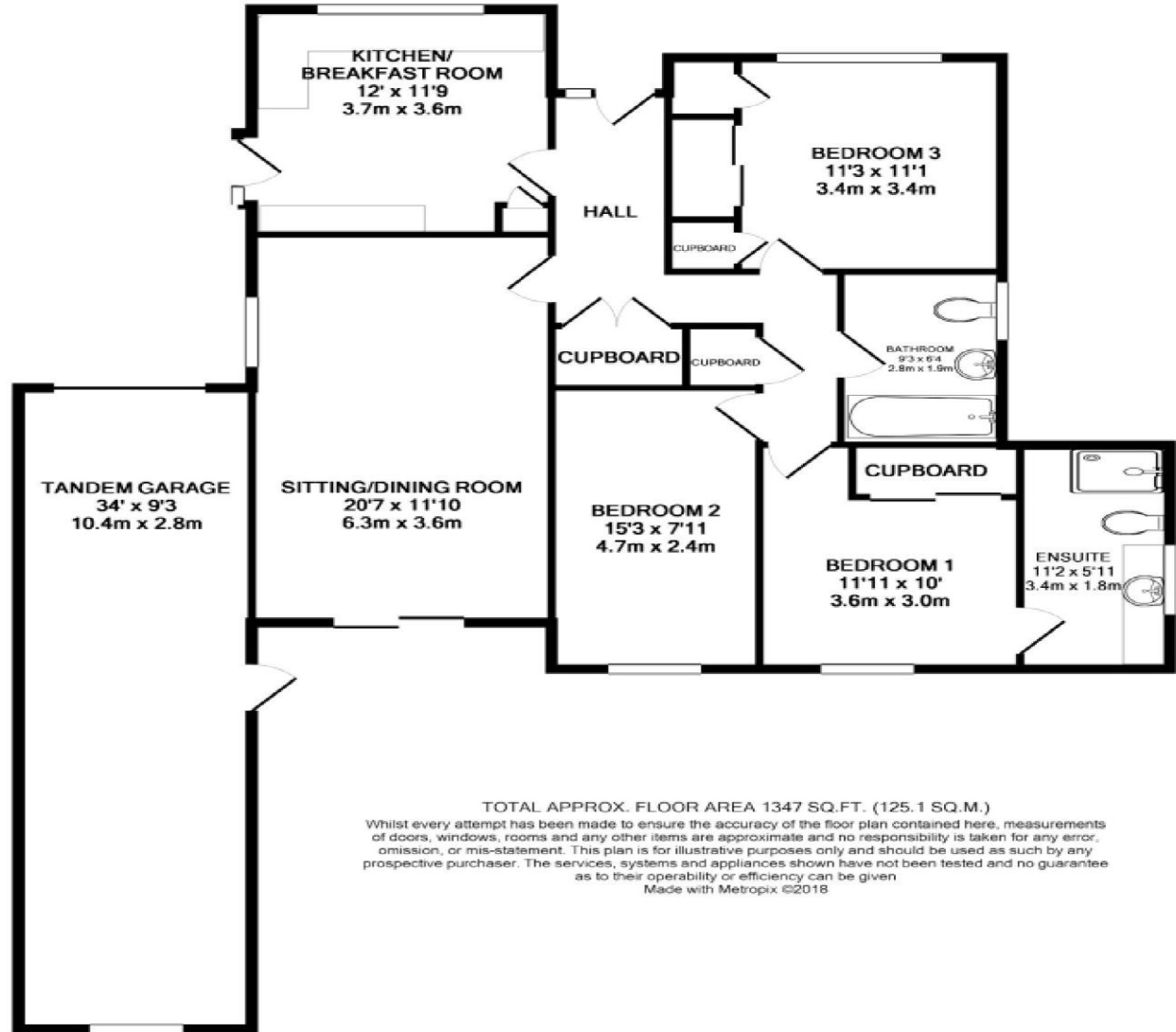
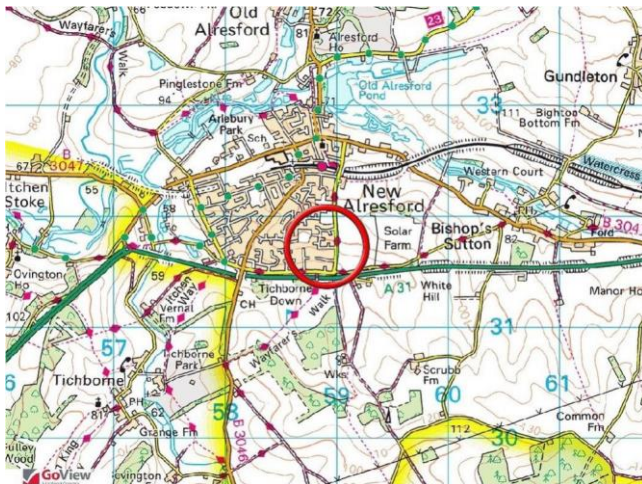
Superfast broadband is available (Source: Ofcom). There is likely to be a mobile signal from EE, Three, O2 and Vodafone (Source@ Ofcom).

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

DIRECTIONS

From the centre of Alresford, proceed along East Street in the direction of Bishops Sutton. At the end of the long terrace of houses, turn right into Sun Lane. Proceed up the hill past the Junior School and take the second turning on the right into Sun Hill Crescent. Continue along and the property can be found on the right hand side.





TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.1 SQ.M.)
 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.
 Made with Metropix ©2018

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

lettings@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

