



Mountbatten Close
Broadfield, West Sussex RH11 9PE
£1,150 PCM

* Three bedroom detached house * Available immediately * Downstairs cloakroom * Refitted kitchen and bathroom * Garage and driveway * UNFURNISHED *

Mountbatten Close, Broadfield, West Sussex RH11 9PE

Entrance Porch

Upvc double glazed windows to front and side, door to garage, glazed door to

Lounge

14'1" x 13'0" (4.29 x 3.96)

Wood effect laminate flooring, double radiator, Upvc double glazed window, coving, feature gas fireplace and stone surround, stairs to first floor landing, understairs storage cupboard, through to

Dining Room

13'3" x 9'0" (4.04 x 2.74)

Wood effect laminate flooring, coving, Upvc double glazed sliding patio doors to rear garden, double radiator, archway through to kitchen, door to

Downstairs Cloakroom

White close coupled w.c, wash hand basin with tiled splashback, single radiator, Upvc double glazed window, single radiator

Refitted Kitchen

9'8" x 8'2" (2.95 x 2.49)

Fitted with units at base and eye level, rolltopped work surfaces, 1 1/2 bowl single drainer sink, builtin eye level oven, five ring gas hob with s/steel extractor hood, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, part tiled walls, Upvc double glazed window, Upvc door to side, coving, tiled floor

First Floor Landing

Upvc double glazed window, access to large loft space with drop down ladder, power and light, airing cupboard, storage cupboard, doors to

Bedroom One

13'0" x 10'0" (3.96 x 3.05)

Two Upvc double glazed windows, single radiator

Bedroom Two

9'0" x 8'5" (2.74 x 2.57)

Upvc double glazed window, single radiator

Bedroom Three

8'1" x 7'5" door recess (2.46 x 2.26 door recess)

Upvc double glazed window, single radiator

Refitted Bathroom

White suite comprising panel enclosed bath with electric shower, close coupled w.c, wash hand basin with pedestal, fully tiled walls, Upvc double glazed window, single radiator, vinyl floor

To The Front

Gated side access to rear garden, driveway for three cars leading to

Garage

Up and over garage door, power and light, wall mounted gas fired boiler

To The Rear

Fully enclosed by timber fencing, patio area with steps leading up to lawn, mature shrubs to borders

Floor layouts are for guidance only Room shapes and sizes are not exact

Holding Deposit 300.00 refunded on move in

Security Deposit equivalent to one and a half months rent

Tenant fees and info

Astons administration and check in 129 plus vat total 154.80

Tenancy agreement 50% share =80.00 plus vat total 96.00

Referencing 79 plus vat 94.80 per person over the age of 18

At renewal of tenancy 80.00 plus vat total 96.00

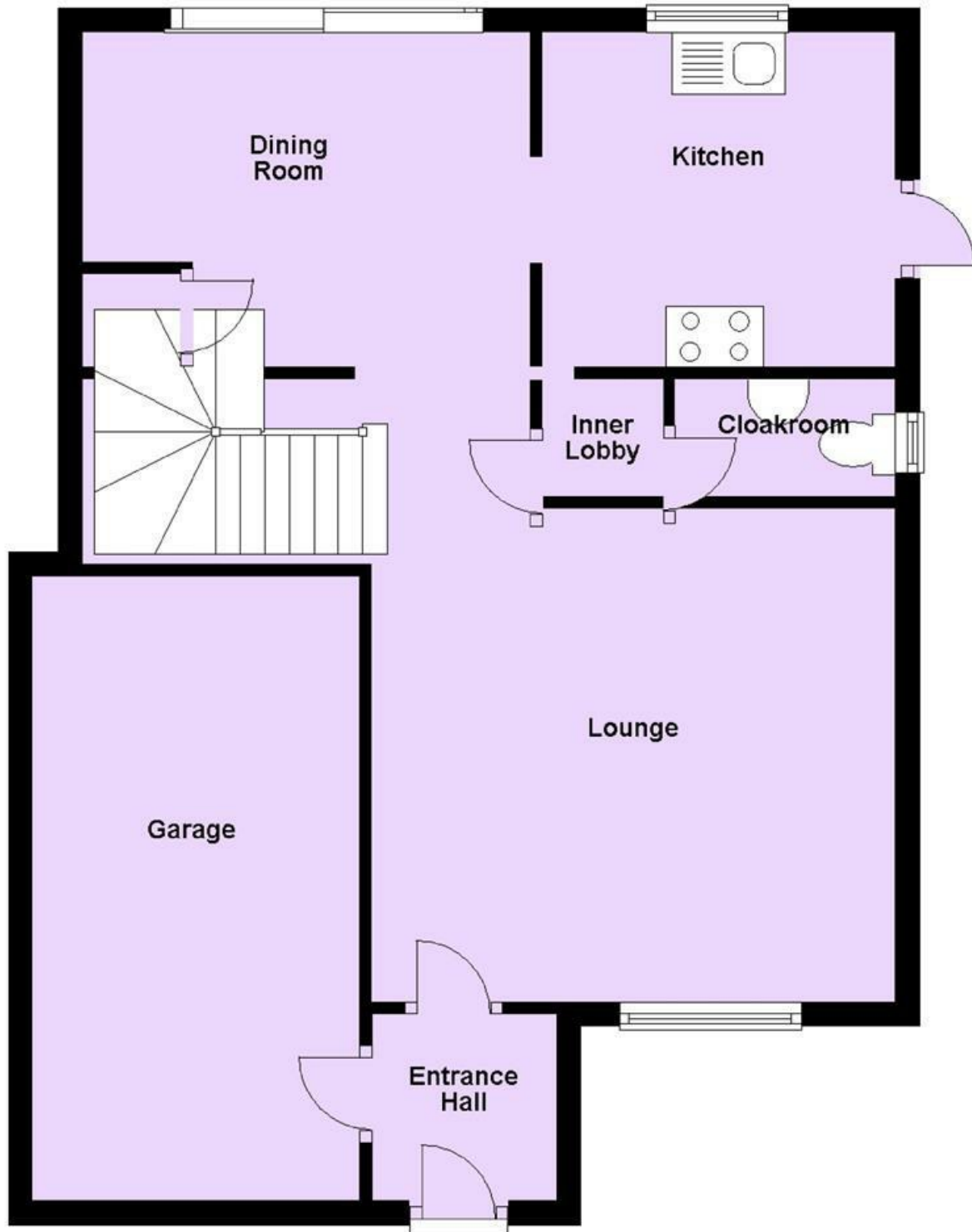
All of our deposits are placed in the Deposit Protection Scheme, we do not hold the money.

As such we are not a member of a Client Money Protection scheme

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	