



£2,000

, Chichester PO18 9NW

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THE ESTATE AGENTS



TOTAL FLOOR AREA: 1602 sq.ft. (148.9 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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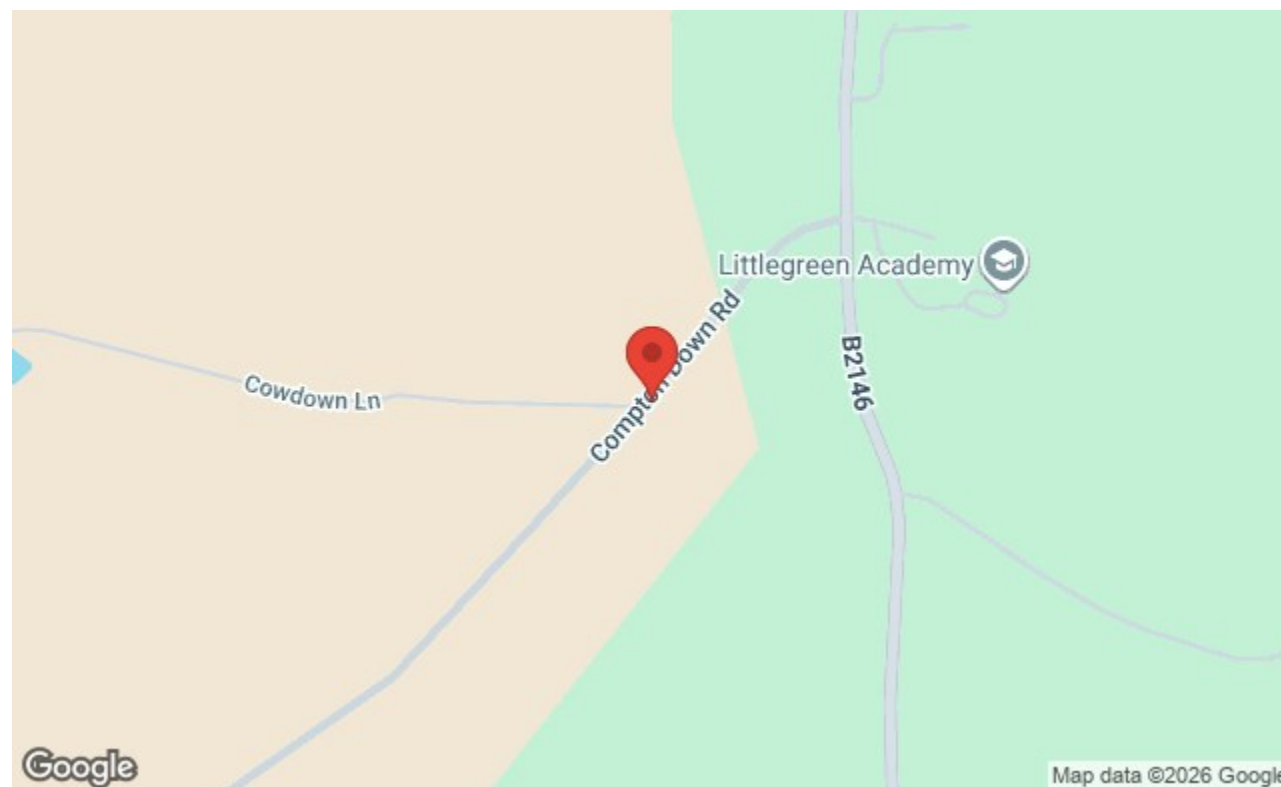
## HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ PRIVATE FARM LOCATION
- ❖ VERY SECLUDED
- ❖ BEAUTIFUL COUNTRYSIDE SURROUNDINGS
- ❖ SPACIOUS LAYOUT THROUGHOUT
- ❖ TWO BATHROOMS
- ❖ PARKING TO FRONT
- ❖ PEACEFUL RURAL SETTING
- ❖ IDEAL FOR QUIET LIVING
- ❖ CHARMING COUNTRY HOME

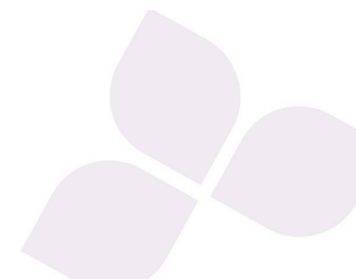
This charming two-bedroom house is set in a private and peaceful location on a farm, offering a truly secluded lifestyle surrounded by gorgeous countryside. Tucked well out of the way, the property provides an excellent sense of privacy while still being easily accessible.

The house is spacious throughout, with well-proportioned rooms that create a comfortable and practical living environment. It benefits from two bathrooms, adding convenience for both residents and

guests. To the front of the property, there is driveway parking, completing this attractive home that combines rural charm with space and tranquillity.



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# PROPERTY INFORMATION

## TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the

late payment of rent (up to 3% above Bank of England's annual percentage rate);

- Reasonable costs for replacement of lost keys or other security devices;

- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## AVAILABLE NOW



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		
EU Directive 2002/91/EC		
England & Wales		

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