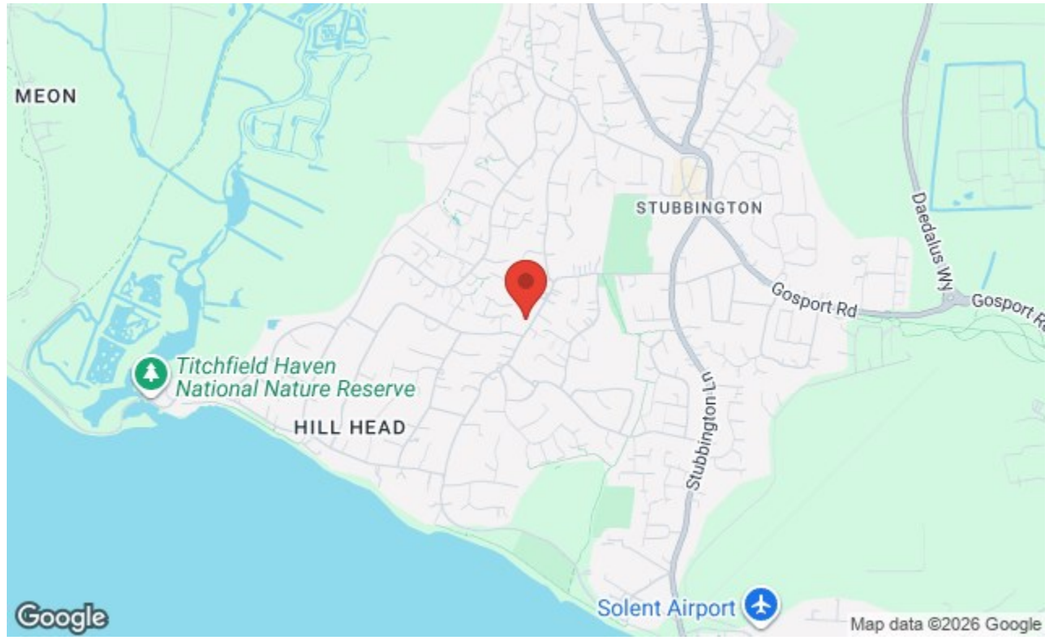
Crofton Lane, Fareham, PO14

Approximate Area = 1421 sq ft / 132 sq m
Limited Use Area(s) = 357 sq ft / 25.2 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 2050 sq ft / 364.8 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1343585



TO LET

£2,000 Per Calendar Month

Crofton Lane, Fareham PO14 3QE

bernards THE ESTATE AGENTS



4 2 1

HIGHLIGHTS

- AVAILABLE DECEMBER
- FOUR DOUBLE BEDROOMS
- KITCHEN/DINER
- INTEGRATED WHITE GOODS
- SPACIOUS LOUNGE/DINER
- DOUBLE GARAGE
- DRIVEWAY FOR MULTIPLE CARS
- SPACIOUS REAR GARDEN
- EN-SUITE SHOWER ROOM
- FOUR PIECE BATHROOM

Situated in a sought-after location in Stubbington, close to the village and within easy reach of the beach and coastline, this exceptionally spacious four-bedroom home offers generous and versatile accommodation arranged over two floors.

The property is currently undergoing redecoration, with the interior being freshly repainted and two of the upstairs bedrooms being newly carpeted, ready for the next tenants to make it their home from December.

The ground floor is particularly impressive for its sense of space. At the heart of the home is a superb 24'7" x 15'4" living room, providing plenty of room for both relaxing and entertaining, with doors opening towards the garden. There is also a separate kitchen, two generous ground-floor bedrooms, a family bathroom and an additional en-suite.

Upstairs, the accommodation continues with two further bedrooms, including a particularly generous bedroom, together with a large landing area. The characterful first-floor layout incorporates areas of restricted head height, adding to the individuality of the accommodation while still providing an excellent amount of usable space.

Outside, the property benefits from a garden and a substantial detached double garage, which also incorporates a useful utility area. This provides excellent additional storage and practical space alongside the main house.

With approximately 1,421 sq ft of principal accommodation and the garage, this is a genuinely spacious home in a fantastic coastal location. Stubbington village amenities, local schools and the seafront are all conveniently accessible.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

TENANT FEES

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.









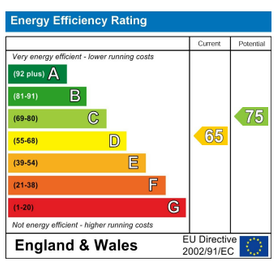












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