



# Leaders

First In Letting

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The Leaders guide to

# Buy To Let

in Sarisbury Green and surrounding areas



INVESTOR IN PEOPLE



## Investing in Sarisbury Green

Sarisbury Green is located midway between Southampton and Fareham and is ideal for those who want to live in easy reach of both Southampton and Portsmouth. The proximity of the coastline, the range of accommodation on offer and the general accessibility of the area all combine to make this a popular place to live. The Hamble River attracts many visitors from the city and is a haven for the yachting fraternity.

### Shopping

There are a number of retail parks with large supermarkets including Whiteley Designer Village. Southampton City Centre is close by and is home to West Quay, the premier shopping destination in the region, offering an unrivalled combination of retail and department stores and plenty of places to eat, drink and relax. As well as that there is Fareham which has recently expanded its town centre with a large shopping mall boasting many well known names and other smaller shops. Fareham is also home to a weekly market.

### Entertainment

In nearby Southampton entertainment comes in every form – including opera, ballet and theatre on international and local levels; rock and jazz concerts; smart restaurants, waterside cafes and bars, tiny trattorias and bistros; multi screen cinemas and nightclubs.

### Sports

Southampton boasts some of the best sporting and leisure centres in the region, including the Quays Leisure Complex and the Hampshire Rose Bowl, which hosts international cricket events and open air concerts. There are plenty of activities to offer everyone, including health clubs, gymnasiums, swimming pools, tennis clubs, sailing, windsurfing, gliding, golf, cricket, football, rugby, squash, horse riding ... the list is endless.

### Transport Links

Sarisbury offers good rail links to Southampton City Centre. Train stations in the area include Bursledon Railway, Hamble railway and Netley railway and nearby are Southampton Railway and Southampton Central.

### Schools

Sarisbury Green and the surrounding areas are popular with families as there is a good selection of Primary and Secondary Schools to choose from.



## What to buy?

The Buy to Let market in Sarisbury Green and the surrounding areas is well catered for with good range of properties and a number of developments which are popular with tenants

Please note that the figures below are based on recent sales in Southampton and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings

Type of Property	Demand	Purchase Price	Rent Ranges
Studio	High	£ 80K - £ 85K	£400
One bed (Purpose built)	High	£120K - £140K	£550 - £ 575
One bed (Conversion)	Medium	£110K - £130K	£500 - £ 550
Two bed (Conversion)	Medium	£140K - £160K	£600 - £ 650
Two bed (Purpose built)	Medium	£160K - £190K	£650 - £ 700
Three bed (Semi)	High	£235K - £260K	£700 - £ 900
Three bed (Terraced)	High	£200K - £235K	£675 - £ 800
Two Bed (Terrace)	Very High	£155K - £175K	£600 - £ 700
Detached	Medium	£270k - £400K	£800 - £1800

## Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.

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**Leaders are the largest independent specialist letting agents in the UK with branches across Surrey, Hampshire, Sussex, Hertfordshire, Berkshire, Buckinghamshire & Dorset.**

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