





# 85 Hursley Road, Chandler's Ford, SO53 2FS

£525,000

A substantial, older style character four bedroom semi-detached home constructed in approximately 1890 and arranged over three floors. The property provides flexible living accommodation with a charming sitting room with log burner, 2 bedrooms and a bathroom on the ground floor. The first floor features a master bedroom with en suite whilst the lower ground floor offers a kitchen / breakfast room, dining room and utility room. Externally there is parking to the front and a 129' rear garden. Additionally there is a storage cellar accessible from the side of the house.

## ACCOMMODATION

### GROUND FLOOR

#### Sitting Room:

15'11" x 11'11" plus bay (4.85m x 3.63m plus bay) Fireplace with slate tiled hearth and inset log burner.

#### Inner Hall:

Stairs to lower ground floor, stairs to first floor.

#### Bedroom 4/Sudy:

10'7" x 10'1" (3.23m x 3.07m) Built in airing cupboard housing hot water tank and boiler.

#### Bedroom 3:

11'4" x 8'1" (3.45m x 2.46m)

#### Bathroom:

8'7" x 7' max (2.62m x 2.13m max) White suite with chrome fitments comprising bath with shower attachment, wash hand basin, WC.

### LOWER GROUND FLOOR

#### Dining Room:

15' x 9' plus recess (4.57m x 2.74m plus recess) Fireplace surround with open fire behind, access to cellar storage area measuring 5'6" x 4'2" (1.68m x 1.27m)

#### Kitchen/Breakfast Room:

11'4" max x 10'9" (3.45m max x 3.28m) Space for cooker, space for fridge freezer.

#### Utility Room:

7'8" x 5'10" (2.34m x 1.78m) Space and plumbing for washing machine, space and plumbing for slimline dishwasher.

#### Cloakroom:

5'11" x 3' (1.80m x 0.91m) Comprising WC.

### FIRST FLOOR

#### Landing:

Access to loft space, access to loft storage room.

#### Bedroom 1:

12' max x 11'6" plus recess (3.66m max x 3.51m plus recess)

#### En-suite:

7'9" x 3'9" (2.36m x 1.14m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

10'6" x 9'11" (3.20m x 3.02m) Fitted double wardrobe.

#### Store Room/Dressing Room:

13'11" x 8'10" (4.24m x 2.69m)

### OUTSIDE

#### Front:

Driveway providing off road parking for two vehicles, side pedestrian access to rear garden.

#### Rear Garden:

The rear garden is a particular feature of the property and measures 129' x 23' comprising paved porcelain patio area with outside tap, steps leading to area laid to lawn with garden pond, concrete hard standing with summer house, variety of plants and shrubs, further area laid to lawn, garden shed.

#### Cellar:

14'1" x 12'11" (4.29m x 3.94m) Accessible externally from the side of the house and providing a really useful storage space.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1890

#### Approximate Area:

1713sqft/159.1sqm (Including limited use areas)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council 02380 688000



Lower Ground Floor = 591 sq ft / 54.9 sq m  
 Ground Floor = 591 sq ft / 54.9 sq m  
 First Floor = 443 sq ft / 41.2 sq m  
 Limited Use Area(s) = 88 sq ft / 8.2 sq m  
 Total = 1713 sq ft / 159.1 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1120958

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





