



se sparks ellison  
For Sale

# 104 Beedon Way, Eastleigh, SO50 9RW

£399,950

A stunning three bedroom, three storey town house forming part of this modern select development constructed in 2020. The property affords particularly spacious accommodation highlighted by a 16'8" reception hall, 16'10" x 10'8" sitting room, 16'6" x 9'5" kitchen/dining room and three double bedrooms together with an en-suite and bathroom. The property also benefits from two allocated parking spaces to the front of the property together with a neat and tidy 38'9" rear garden. The property is presented in exceptional condition throughout affording a host of wonderful attributes.

## ACCOMMODATION

### GROUND FLOOR

#### Reception Hall:

16'8" x 7' (5.08m x 2.13m) Stairs to first floor with cupboard under.

#### Cloakroom:

Modern white suite with chrome fittings comprising wash basin, w.c., tiled floor.

#### Sitting Room:

16'10" x 10'8" (5.13m x 3.25m) Double doors to rear garden.

#### Kitchen/Dining Room:

16'6" x 9'5" (5.03m x 2.87m) The kitchen area is fitted with a range of white gloss units, electric oven, gas hob with extractor hood over, integrated washing machine, dishwasher, and fridge freezer, cupboard housing boiler. The dining area affords space for table and chairs, tiled floor throughout.

### FIRST FLOOR

#### Landing:

Stairs to second floor, storage cupboard.

#### Bedroom 2:

17' x 10'9" (5.18m x 3.28m)

#### Bedroom 3:

10' x 9'10" (3.05m x 3.00m)

#### Bathroom:

10' x 6'4" (3.05m x 1.93m) Modern white suite with chrome fittings comprising bath with mixer tap and shower attachment, wash basin, w.c., tiled floor. (Please note the bathroom is a Jack and Jill arrangement with bedroom 2 and the landing).

### SECOND FLOOR

#### Bedroom 1:

14'1" x 13' (excluding recess) (4.29m x 3.96m (excluding recess) Built in wardrobe.

#### En-suite:

Modern white suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, w.c., tiled floor.

### OUTSIDE

#### Front:

To the front of the property is a chip barked area and path to front door.

#### Rear garden:

Approximately 38'9" x 18'. Adjoining the house is a patio leading onto a lawned area with pathway to a further patio, enclosed by fencing, garden shed, rear gate.

#### Parking:

Two allocated parking spaces to the front of the property. Generous visitor parking available.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Management Fee:

£10.18 Per Month

#### Approximate Age:

2020

#### Approximate Area:

1240sqft/115.1sqm

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Stoneham Park Academy

#### Secondary School:

Crestwood Community School

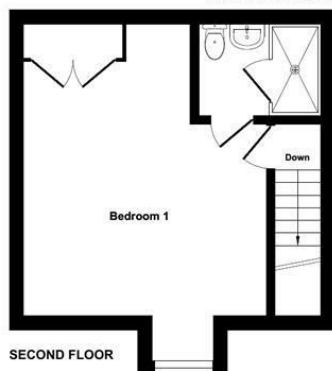
#### Council Tax:

Band D

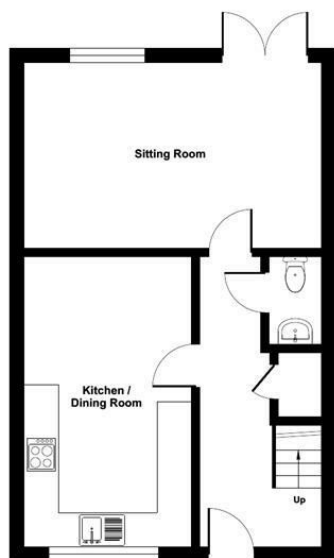
#### Local Council:

Eastleigh Borough Council - 02380 688000

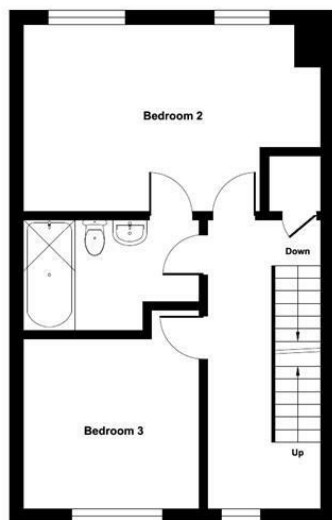
Ground Floor = 473 sq ft / 43.9 sq m  
 First Floor = 473 sq ft / 43.9 sq m  
 Second Floor = 294 sq ft / 27.3 sq m  
 Total = 1240 sq ft / 115.1 sq m  
 For identification only - Not to scale



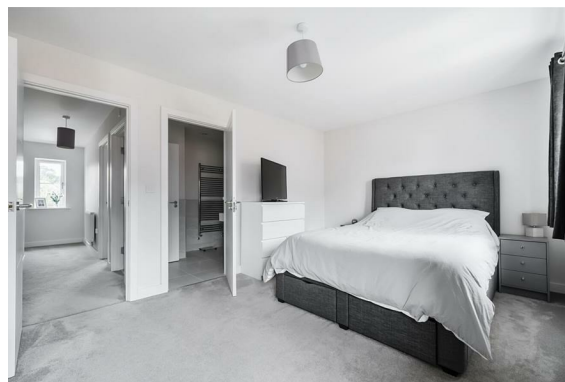
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>88</b>               | <b>89</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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.



