



sparks ellison

# 93 Argosy Crescent, Eastleigh, SO50 5RS

£350,000

A wonderful three bedroom end of terrace home built by Barratt Homes. This property has an attractive layout to the ground floor with the kitchen/dining room at the rear opening onto the neat 56ft garden along with a spacious sitting room and cloakroom. Upstairs there are three generous sized bedrooms with a en-suite to complete the master bedroom. Externally this property benefits from a garage and parking as well as being within walking distance to central Eastleigh, Lakeside Country Park and Southampton Parkway train station along with good access to the M27 and M3 motorways.

## ACCOMMODATION

### Ground Floor

#### Hallway:

#### Cloakroom:

5'9 x 3' (1.75m x 0.91m) Wash basin, wc.

#### Sitting Room:

17'6" x 15' (5.33m x 4.57m)

#### Kitchen/Dining Room:

15' x 8'11" (4.57m x 2.72m) Modern units including built in fridge/freezer, space for a dishwasher and washing machine, under stairs cupboard/storage space.

### First Floor

#### Landing:

12'4" x 6'3" (1.91m x 3.76m) Hatch to loft, airing cupboard.

#### Bedroom 1:

11'8" x 8'7" (3.56m x 2.62m)

#### En-Suite:

8'6" x 4'5" (2.59m x 1.35m) White suite comprising walk in shower with glazed screen, wash basin, wc.

#### Bedroom 2:

10'2" x 8'6" (3.10m x 2.59m)

#### Bedroom 3:

6'3" x 8'8" (1.91m x 2.64m)

#### Bathroom:

6'3" x 5'6" (1.91m x 1.68m) White suite comprising bath with shower over and glazed screen, wash basin, wc.

## OUTSIDE

### Front:

### Rear Garden:

Approximately 56' in length, patio area, lawned area, rear access leading to the garage.

### Garage:

9'10" x 9' (3.00m x 2.74m) Located in a nearby block with parking in front for one car.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

2009

### Approximate Area:

1023sqft/95sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with ladder connected

### Infant/Junior School:

Cherbourg Primary School

### Secondary School:

Crestwood Community School

### Local Council:

Eastleigh Borough Council - 02380 688000

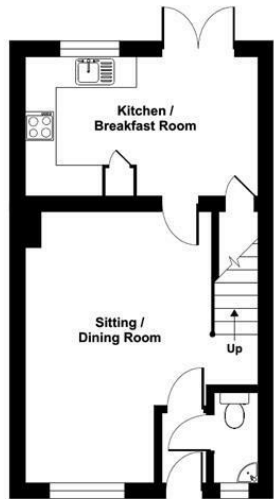
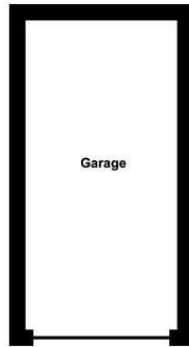
### Council Tax:

Band C

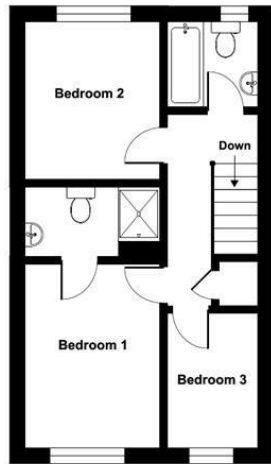
### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

Ground Floor = 413 sq ft / 38.3 sq m  
 First Floor = 413 sq ft / 38.3 sq m  
 Garage = 197 sq ft / 18.3 sq m  
 Total = 1023 sq ft / 95 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            | 90        |
| (81-91) B                                   |  | 77                         |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for Sparks Ellison. REF: 1244217.

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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.



