



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

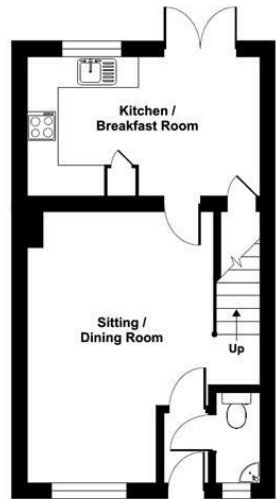
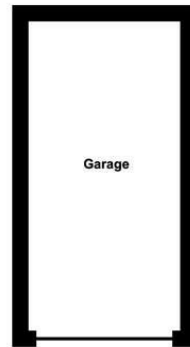
Secondary School:
Crestwood Community School

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		
England & Wales		EU Directive 2002/91/EC

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

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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