HURSLEY COURT
se
est.2003
sparks ellison

1 Hursley Court Hiltingbury Road, Chandler's Ford, SO53 5NN £230,000

A spacious two bedroom apartment affording well proportioned rooms highlighted by an 18'4" x 12' sitting room, 12'5" x 10'5" kitchen/dining room and two double bedrooms. Further attributes of the property include a modern bathroom, electric heating, garage, communal gardens and parking. This convenient location is within walking distance to an excellent range of local shops on Ashdown Road and Hiltingbury Road, along with Hiltingbury Recreation Ground and also falls within the catchment for the popular Hiltingbury and Thornden Schools.

ACCOMMODATION:

Communal Entrance Hall:
Staircase to Flat 1.

Entrance Hall:
Built in storage cupboard.

Sitting / Dining Room:
18'4" x 12' (5.59m x 3.66m)

Kitchen / Breakfast Room:
12'5" x 10'5" (3.78m x 3.18m) Built in oven, built in induction hob, fitted extractor hood, space for fridge, space for freezer, space and plumbing for washing machine, space for tumble dryer.

Inner Hall:
Built in airing cupboard.

Bedroom 1:
13'10" x 11'11" (4.22m x 3.63m)

Bedroom 2:
13'10" max x 10'5" max (4.22m x 3.18m)

Shower Room;
7'2" x 5'4" (2.18m x 1.63m) Comprising open ended shower enclosure, wash hand basin with drawers under, wc, tiled floor, tiled walls.

OUTSIDE:

Communal Grounds:
The property sits within communal gardens which benefits from a clothes drying area.

Garage:
No.1 benefits from a garage (numbered) to the rear of the block with an up and over door and space to park immediately in front of it. There is also space within the grounds for further parking.

OTHER INFORMATION

Tenure:
Leasehold

Approximate Age:
1969

Approximate Area:
82.7sqm/892sqft (Including garage)

Sellers Position:
Will consider no forward chain

Heating:
Electric heating

Windows:

Infant/Junior School:
Hiltingbury Infant/Junior School

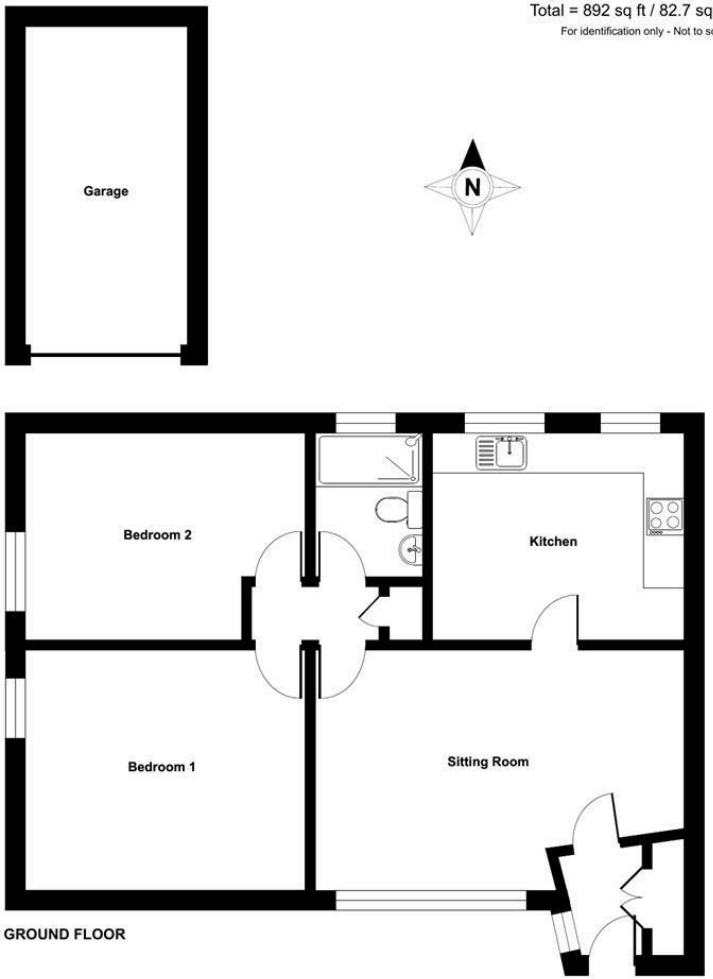
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

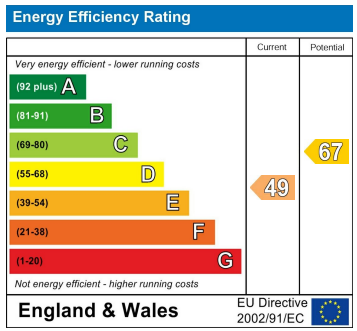
Council Tax:
Band B

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 = 765 sq ft / 71 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 892 sq ft / 82.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1243506



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

The Property Ombudsman
NAEA National Association of Estate Agents

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.