



sparkes ellison

# 17 Rolling Mill Mews, Eastleigh, SO50 5SX

£215,000

Nestled away, this well presented duplex maisonette offers spacious living, whilst being in close proximity to central Eastleigh and the extensive amenities the town has to offer. On the second floor, the property comprises of two well proportioned bedrooms and an en-suite shower room to the master. The first floor benefits from a separate bathroom, kitchen and large lounge/diner. Externally the property has an allocated parking space as well as multiple visitor spaces. Rolling Mill Mews is tucked away from vehicle and pedestrian traffic but is well suited to buyers wanting to commute with access to the motorway, the airport and multiple train stations.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Hall:**  
Stairs to first floor.

### FIRST FLOOR

**Landing:**  
Storage cupboard.

**Sitting/Dining Room:**  
14' x 13'7" (4.27m x 4.14m)

**Bathroom:**  
Suite comprising bath with shower over, WC, wash basin with cupboard over, heated towel rail.

**Kitchen:**  
11' x 6'9" (3.35m x 2.05m) Range of units comprising electric oven with electric hob and extractor fan over.

### SECOND FLOOR

**Landing:**  
Airing cupboard.

**Bedroom 1:**  
15'5" into bay x 13'7" (4.69m into bay x 4.14m)

**En-suite:**  
Suite comprising shower cubicle, WC, wash hand basin with cupboard above and below.

**Bedroom 2:**  
13' into bay x 10'4" (3.98m into bay x 3.15m)

### OUTSIDE

**Parking:**  
There is one allocated parking space.

## OTHER INFORMATION

**Tenure:**  
Leasehold

**Term of Lease:**  
155 years from 2002

**Ground Rent:**  
£100 six monthly (April & October)

**Maintenance Charge:**  
£767.88 yearly

**Approximate Age:**  
2005

**Approximate Area:**  
82.3sqm/887sqft

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Electric

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Whilst there is an access to the loft space, this is not available for use by No.17 and nothing can be stored in the loft.

**Infant/Junior School:**  
Norwood Primary School

**Secondary School:**  
Crestwood Community School

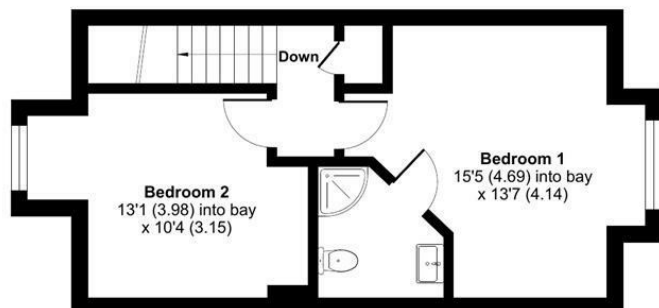
**Council Tax:**  
Band B

**Local Council:**  
Eastleigh Borough Council - 02380 688000

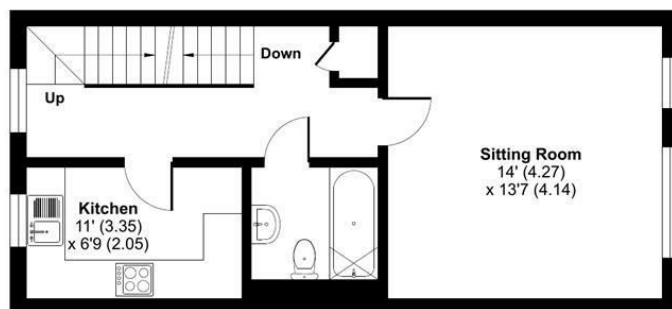
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.



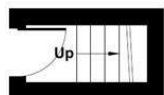
Ground Floor = 20 sq ft / 1.8 sq m  
 First Floor = 462 sq ft / 42.9 sq m  
 Second Floor = 405 sq ft / 37.6 sq m  
 Total = 887 sq ft / 82.3 sq m  
 For Identification only - Not to scale



SECOND FLOOR

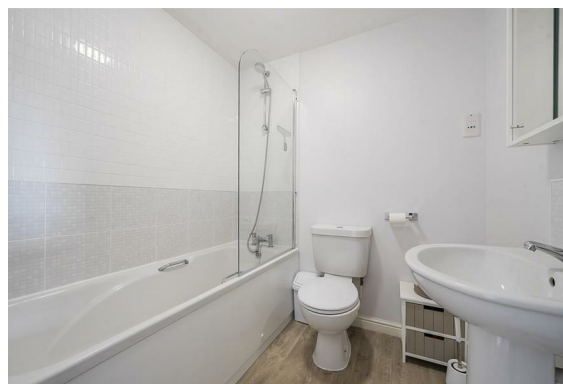


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1289966



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |           |

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.



