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208 Hiltingbury Road, Chandler's Ford, SO53 5NN £225,000

A two bedroom ground floor maisonette situated opposite Hiltingbury Recreation Ground and presented in good order throughout providing two good size bedrooms, sitting room, kitchen and shower room. There is a garage located in a nearby block and the property sits within the catchment for Hiltingbury and Thornden schools. This is a leasehold property but one that comes with a share of the freehold.

ACCOMMODATION

Entrance Porch:
Built in storage cupboard.

Entrance Hall:
Cupboard housing hot water tank.

Kitchen:
12'1" x 7' (3.68m x 2.18m) Built in double oven, built-in induction hob, integrated extractor hood, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/ freezer, built in larder cupboard.

Sitting Room:
15'10" x 11' (4.83m x 3.35m)

Bedroom 1:
11' x 10'4" (3.35m x 3.13m) Range of built-in wardrobes and cupboard space along one wall.

Bedroom 2:
11'2" x 9'10" (3.40m x 3.00m)

Shower Room:
White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC, tiled floor, tiled walls.

OUTSIDE
The property sits within communal grounds and is located opposite Hiltingbury recreation ground.

Garage:
17'4" x 7' (5.28m x 2.13m) With up and over door. The garage is situated in a block to the rear of the property and has the number 208 on it.

OTHER INFORMATION

Tenure:
Share of Freehold (28 Units)

Term of Lease:
949 years remaining as of 2025

Maintenance Charge:
£20 per month

Ground Rent:
£ 10 per annum

Approximate Age:
1960's

Approximate Area:
75.9sqm/817sqft

Sellers Position:
Looking for forward purchase

Heating:
Dimplex Quantum Electric Storage Heaters

Windows:
UPVC double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

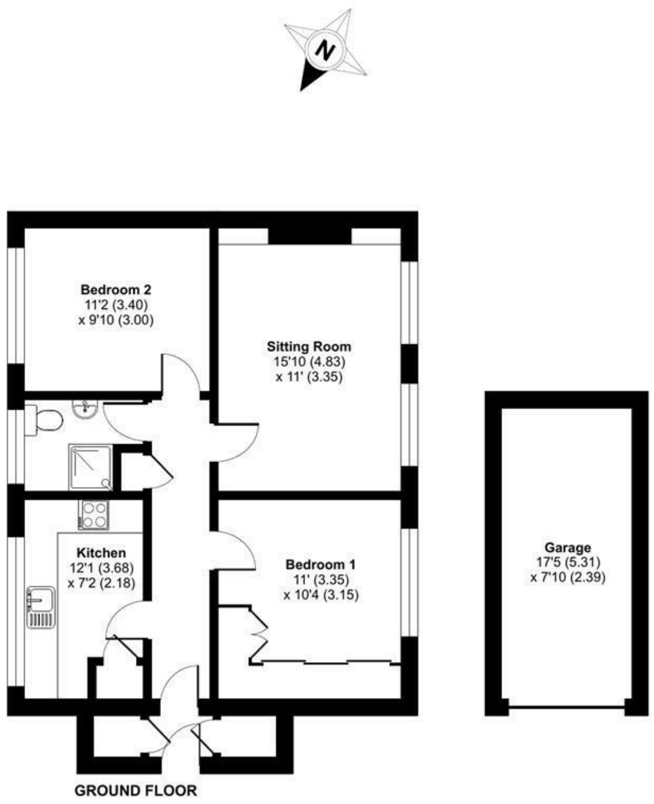
Secondary School:
Thornden Secondary School

Council Tax:
Band B

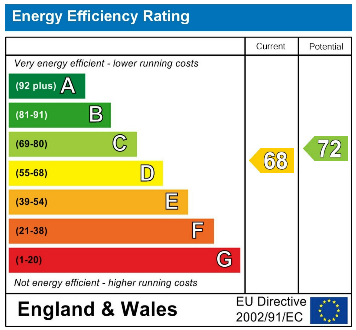
Local Council:
Eastleigh Borough Council - 02380 688000

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 £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 680 sq ft / 63.2 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 817 sq ft / 75.9 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: 1294229



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