



sparky ellison

6 Highcliffe Drive, Eastleigh, SO50 4RB

£465,000

Constructed in 1980, this wonderful four bedroom detached family home is situated in a pleasant cul de sac location and presented in great order throughout. Downstairs, the property enjoys two large reception rooms, a kitchen/breakfast room and cloakroom. On the first floor the property has four spacious bedrooms and a family bathroom. To the front of the property is a lawned area, driveway for two cars leading to garage and additional parking area. The property offers a charming approximately 38'1" x 43'6" rear garden. Highcliffe Drive is conveniently located being very close to central Eastleigh, the motorway and also multiple train stations. The property lies roughly half way between Southampton and Winchester and has multiple walks on its doorstep including the beautiful route along the Itchen Navigation. The sellers of the property do not require a home of its size anymore and intend to downsize in quite a wide area locally.

ACCOMMODATION

Ground Floor

Entrance Hall:

Cloakroom:
WC and wash hand basin.

Dining Room:
15'3" 13'11" (4.66m x 4.25m) Staircase to first floor, which was replaced 10 years ago.

Sitting Room:
17'5" x 12' (5.32m x 3.66m) Electric fire, sliding door to the rear garden.

Kitchen:
25'5" x 16 (7.74m x 4.88m) Range of units, integrated oven, gas hob with extractor hood over, space and plumbing for washing machine and dishwasher.

Breakfast Room:
8'7" x 5'7" (2.61m x 1.70m) Built in units with pull out table.

First Floor

Landing:
Airing cupboard housing water tank.

Bedroom 1:
10'10" x 9'5" (3.29m x 2.88m)

Bedroom 2:
14'4" x 10'2" (4.36m x 3.09m) Built in wardrobe.

Bedroom 3:
9'5" x 8'11" (2.87m x 2.71m) Access to loft space.

Bedroom 4:
10'7" x 10'2" (3.23m x 3.10m)

Bathroom:
Bath with shower over, glazed screen, wash basin, wc and heated towel rail.

OUTSIDE

Front:
Area laid to lawn, driveway for two cars in tandem with an additional parking space to the side, side access to rear garden..

Rear Garden:
Well landscaped rear garden with a large decking area, lawned area and garden shed, side access.

Single Garage:
Boiler

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1365sqft/126.6sqm (Including garage)

Sellers Position:

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with light connected

Infant/Junior School:
Shakespeare Infant School/ Shakespeare Junior School

Secondary School:
Crestwood Community School

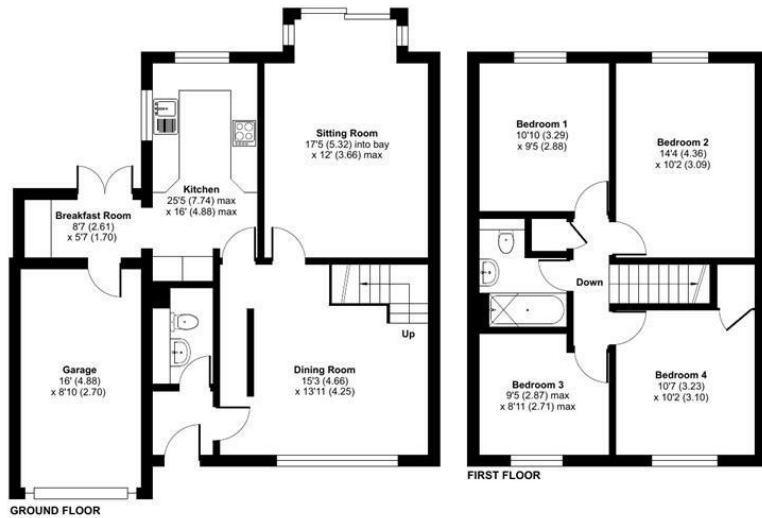
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band E

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 = 644 sq ft / 59.8 sq m
First Floor = 579 sq ft / 53.7 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1365 sq ft / 126.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

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