



sparks ellison

36 Ashdown Close, Chandler's Ford, SO53 5QF

£269,000

Situated in the popular cul-de-sac of Ashdown Close, this charming three-bedroom duplex maisonette boasts well-proportioned accommodation, making it an ideal choice for those seeking extra space or wanting to work from home. The sitting room provides a perfect setting for relaxation or entertaining guests whilst the kitchen provides additional space for dining. The maisonette features three spacious bedrooms, ensuring ample room for everyone. The bathroom is thoughtfully designed to cater to your daily needs and benefits from both a shower and a bath. There is the added benefit of a garage, providing secure storage or additional parking options. The location is particularly appealing, as it is within the catchment area for the highly regarded Hiltingbury and Thornden schools, making it an excellent choice for families with children.

ACCOMMODATION

Entrance Hall:
Stairs to first floor.

Landing:
Stairs to second floor.

Sitting Room:
15'5" x 11'11" (4.70m x 6.63m) Fitted electric fire.

Kitchen/Breakfast Room:
14'6" x 12'7" (4.42m x 3.84m) Built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, space for table and chairs, cupboard housing boiler, under stairs storage cupboard.

SECOND FLOOR

Landing:

Bedroom 1:
14'6" x 10'5" (4.42m x 3.18m) Built in double wardrobe with cupboard over.

Bedroom 2:
12'1" x 11'11" (3.68m x 3.63m)

Bedroom 3:
8'8" x 6'8" (2.64m x 2.03m)

Bathroom:
Comprising bath, shower in cubicle, wash hand basin and WC inset to vanity unit.

OUTSIDE

Garden:
To the rear of the property there is an area of garden that belongs to No.36 and is laid to lawn. The gardens are open plan.

Garage:
17'3" x 7'11" with up and over door, power and light.

OTHER INFORMATION

Tenure:
Leasehold

Term of Lease:
900 years remaining as of 2025

Ground Rent:
£10 per annum

Approximate Age:
1969

Approximate Area:
1121sqft/104.1sqm

Sellers Position:
Looking for forward purchase

Heating:
Electric

Windows:
UPVC double glazing

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 = 35 sq ft / 3.3 sq m
 First Floor = 473 sq ft / 43.9 sq m
 Second Floor = 473 sq ft / 43.9 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1121 sq ft / 104.1 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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1348255



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	77
	EU Directive 2002/91/EC	

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