



sparks ellison

Flat 1, Chandlers Gate Hursley Road, Chandler's Ford, SO53 2RT

£195,000

Situated on Hursley Road in Chandler's Ford, this spacious two-bedroom ground floor flat offers a delightful living experience. The property is presented in excellent condition throughout and one of the standout features of this flat is the brand new en-suite bathroom, which adds a touch of luxury and convenience to the master bedroom. The additional bathroom is also presented in great condition. This home boasts generous living areas, providing ample room for relaxation and entertaining. Externally the property benefits from one allocated parking space as well as plenty of visitor bays. Chandler's Ford is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. This property is perfect for those seeking a modern and comfortable lifestyle in a desirable location.

ACCOMDATION

Communal Entrance Hall:

Entrance Hall:

Airing cupboard accommodating boiler and large storage cupboard.

Kitchen/Dining/Sitting Room:

21'2" x 11'1" (6.46m x 3.39m) Range of units including integrated electric hob, electric oven and dishwasher. Space for fridge/freezer.

Bedroom 1:

9'9" x 9'7" (2.98m x 2.92m)

En-Suite:

Recently fitted modern suite comprising WC, wash basin with cupboard under, walk in shower cubicle with glass door/screen.

Bedroom 2:

10'8" x 9'6" (3.24m x 2.90m)

Bathroom:

White suite comprising WC, wash basin with cupboard under and bath with shower over with glass screen.

OUTSIDE

Parking:

Allocated parking for one car and multiple visitor bays.

OTHER INFORMATION

Tenure:

Leasehold

Lease Length:

155 years from 1st October 2006

Ground Rent:

£225 per annum payable in two instalments in January and July

Maintenance Charge

£1839.67 per annum

Approximate Age

2006

Approximate Area

672sqft/62.4sqm

Heating

Gas central heating

Windows

UPVC double glazing

Infant/Junior School:

Chandler's Ford Infant School/Merdon Junior School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council 02380 688000

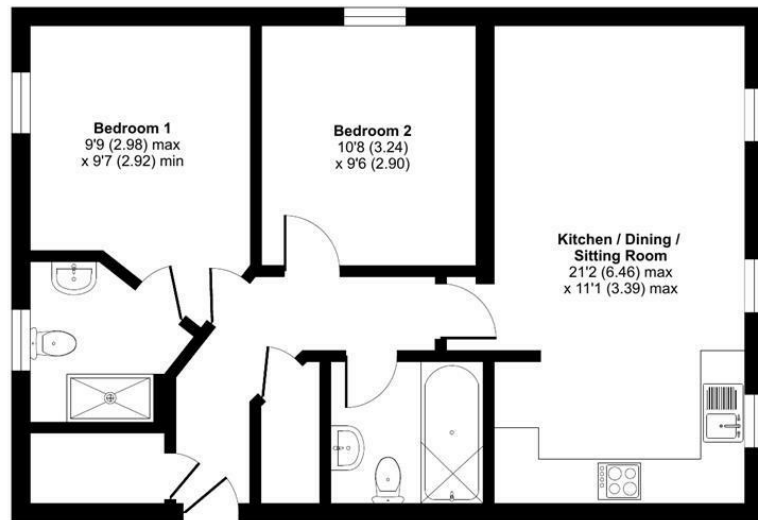
Council Tax:

Band C

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 = 672 sq ft / 62.4 sq m
For identification only - Not to scale



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: 1370105



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

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

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.



