



sparky ellison

57 South Street, Eastleigh, SO50 5RP

£1,350 Per Calendar Month

A modern three bedroom Coach House style property benefitting from good size sitting room, kitchen with appliances and an en-suite to Bedroom one. Beneath the property there is a garage with utility cupboard providing plumbing for washing machine. South Street is conveniently located for Eastleigh Town Centre, Southampton Parkway Railway Station, Southampton International Airport and the M27 & M3 motorways.

ACCOMMODATION

Entrance Hall:

Stairs to sitting room

Sitting Room:

16'7" x 13'11" (4.26 x 5.06) Access to kitchen, door to inner hallway.

Kitchen:

10'9" x 7'2" (2.19 x 3.29) Built-in double oven, built in gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher.

Inner hallway:

Built-in storage cupboard.

Bedroom 1:

12'9" x 8'11" (3.90 x 2.73) Built-in double wardrobe.

En-suite:

6'7" x 3'5" (2.02 x 1.50) White suite with chrome fitments comprising shower in cubicle wash hand basin WC

Bedroom 2:

9'8" x 8'9" (2.68 x 2.95) Built-in double wardrobe

Bedroom 3:

8' x 6'7" (1.70m x 2.44m) Built-in double wardrobe

Bathroom:

9'1" x 6'8" (2.77 x 2.05) White suite with chrome fitments comprising bath with shower over, wash hand basin, w.c.

Outside:

Front:

Area lead to shingle, vehicular access to rear which in turn provide access to the garage.

Garage:

19'8" x 9'10" (6 x 3) With up and over door, light, storage cupboard housing water tank and boiler, space and plumbing for washing machine.

OTHER INFORMATION

Approximate Age:

2008

Approximate Area:

756sqft/70sqm

Management:

Tenant find only

Furnished/Unfurnished:

Unfurnished

Security Deposit:

£1557.00

Holding Deposit:

£311.53

Availability:

February 2026

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Cherbourg Primary School

Secondary School:

Crestwood Community School

Council Tax:

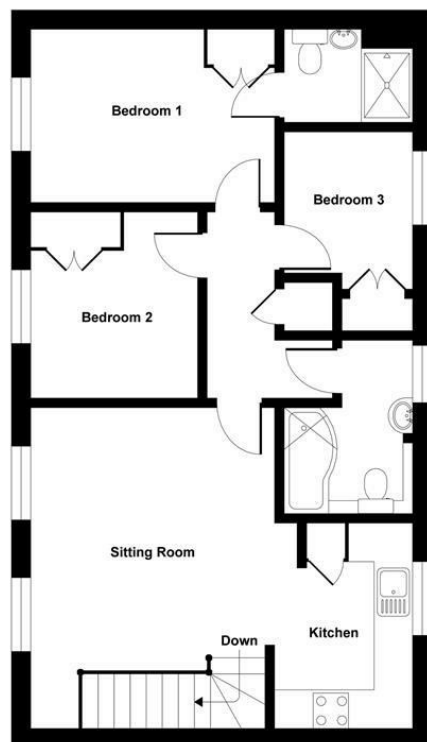
Band B

Local Council:

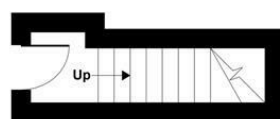
Eastleigh Borough Council - 02380 688000



Ground Floor = 36 sq ft / 3.3 sq m
First Floor = 720 sq ft / 66.8 sq m
Total = 756 sq ft / 70.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.
Produced for Sparks Ellison. REF: 747782



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



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.

