



sparks ellison

109 Hut Farm Place, Chandler's Ford, SO53 3LR

£190,000

A modern first floor flat located in the desirable area of Hut Farm Place, Chandler's Ford. This well-appointed apartment features two spacious bedrooms and two bathrooms, making it an ideal choice for professionals, couples, or small families seeking comfort and convenience. As you enter, you are greeted by a bright and airy sitting/dining room, which boasts a lovely balcony. The open plan layout creates a welcoming atmosphere, ideal for both relaxation and entertaining guests. The property benefits from allocated parking for one vehicle. Additionally, the flat is situated on the No.1 bus route which links Southampton and Winchester, providing excellent public transport links for those who commute or enjoy exploring the local area. For those who prefer train travel, the nearby train station offers further connectivity to surrounding regions. This apartment is not only modern and stylish but also offers a practical living solution in a sought after location.

ACCOMMODATION

Communal Entrance Hall:

Stairs and lift to all floors.

Entrance Hall:

Built in storage cupboard, wall mounted security entry phone.

Sitting/Dining Room:

15'1" x 11'2" (4.61m x 3.41m) Doors to balcony 10'2" x 4' (310m x 122m).

Kitchen:

10'11" x 6'4" (3.33m x 1.92m) Built in oven, built in electric hob, fitted extractor hood, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine.

Bedroom 1:

14' x 8'4" (4.30m x 2.53m) Built in double wardrobe, cupboard housing boiler.

En Suite:

Comprising shower in cubicle, wash hand basin, WC.

Bedroom 2:

11'9" x 9'9" (3.58m x 2.96m)

Bathroom:

Comprising bath with shower attachment, wash hand basin, WC.

OUTSIDE

The property sits within communal grounds.

Parking:

No.109 benefits from an allocated parking space.

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

125 years from 1st January 2009

Ground Rent:

£250 per annum paid in two instalments April & October

Maintenance Charge:

£2550 per annum paid in two instalments April & October

Approximate Age:

2008

Approximate Area:

686sqft/63.7sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fryern Infant/Junior School

Secondary School:

Toynbee Secondary School

Council Tax:

Band B

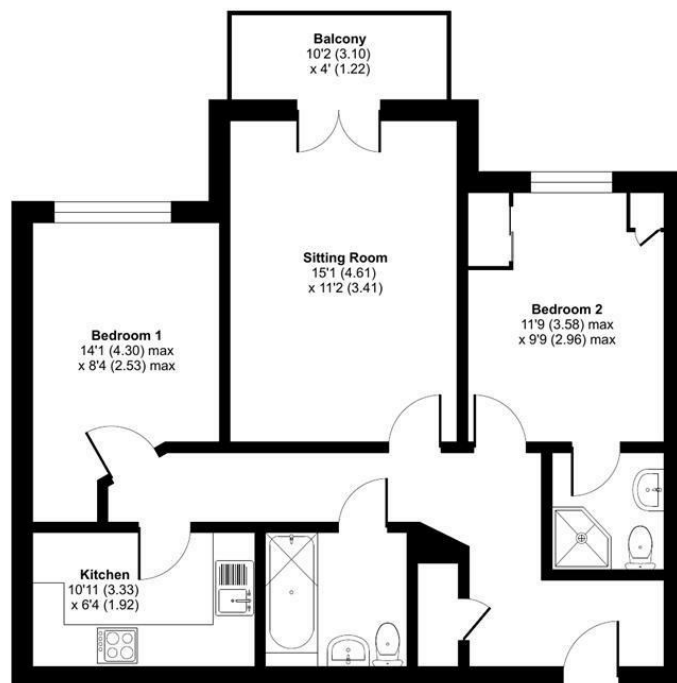
Local Council:

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.

First Floor = 686 sq ft / 63.7 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2026. Produced for Sparks Ellison. REF: 1404390



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



